


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bury Road, Bury, BL8 3DX

£185,000

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY - SOLD WITH NO ONWARD CHAIN

Located on Bury Road in the charming area of Tottington, Bury, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a tranquil retreat.

Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. The layout of the home ensures a seamless flow between the living spaces, enhancing the overall sense of openness.

The large shower room is a notable feature, providing a contemporary touch and ample space for your daily routines. Each bedroom is designed to be spacious, allowing for personalisation and comfort, ensuring a restful night's sleep.

One of the standout features of this property is the lovely rear garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a peaceful setting. The garden adds a delightful touch to the home, making it a true sanctuary.

# Bury Road, Bury, BL8 3DX

£185,000



- Tenure Leasehold
- On Street Parking
- Envious Rear Garden Space
- Easy Access To Major Network Links
- Council Tax Band B
- Two Generously Sized Bedrooms
- Ideal First Time Buy
- EPC Rating C
- Modern Kitchen And Shower Room
- Viewing Essential

## Ground floor

### Entrance Vestibule

### Reception Room

14'6 x 14'6 (4.42m x 4.42m)

### Kitchen

14'6 x 11'9 (4.42m x 3.58m)

## First Floor

### Landing

14'6 x 5'10 (4.42m x 1.78m)

### Bedroom One

14'6 x 11'5 (4.42m x 3.48m)

### Bedroom Two

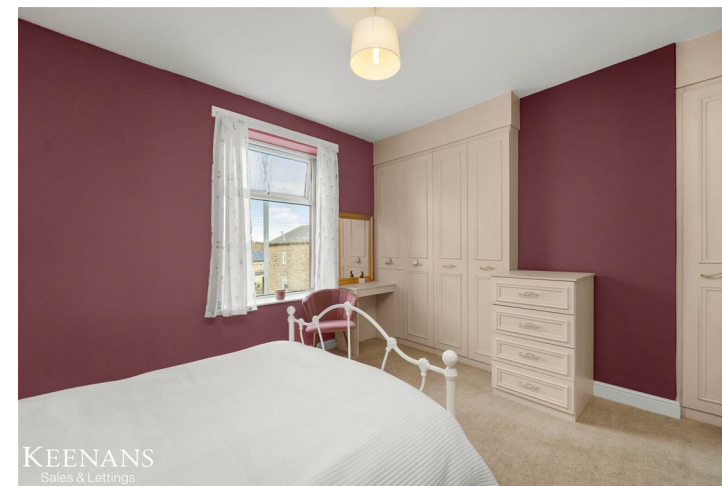
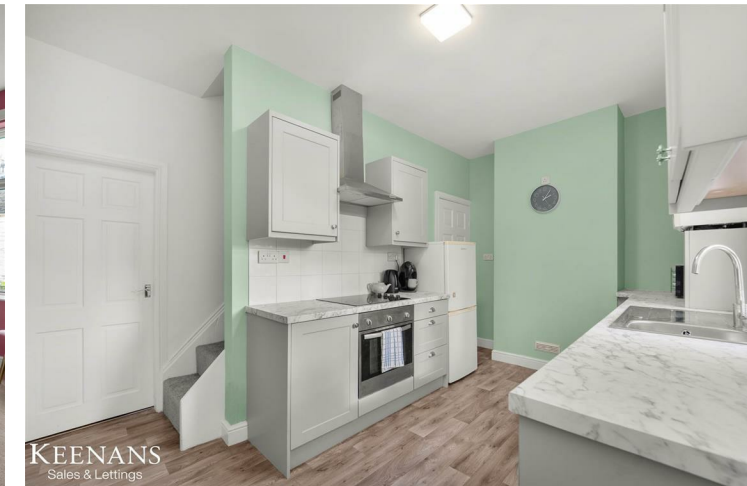
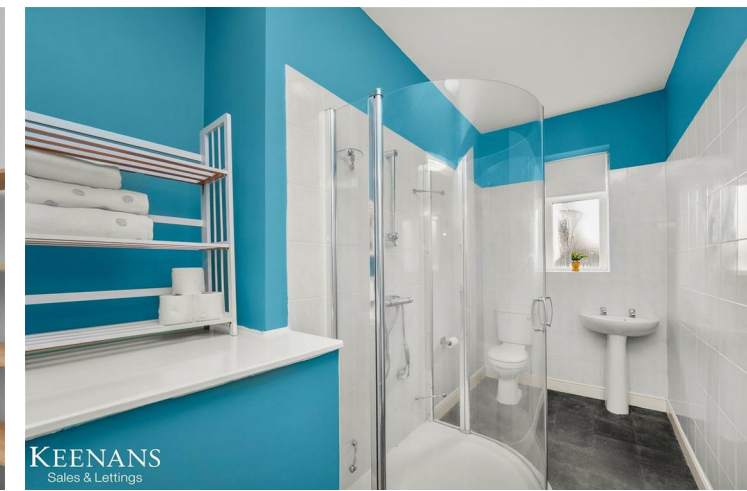
8'6 x 8'2 (2.59m x 2.49m)

### Shower Room

11'6 x 7'5 (3.51m x 2.26m)

### External

Envious Rear garden space.



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