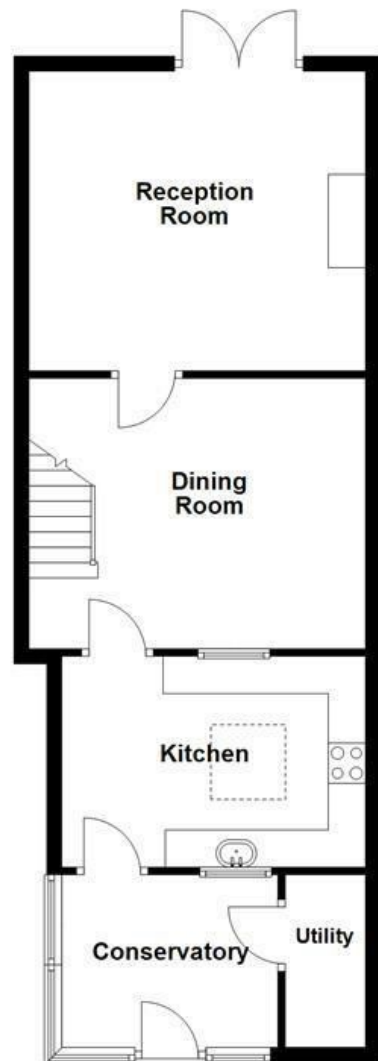
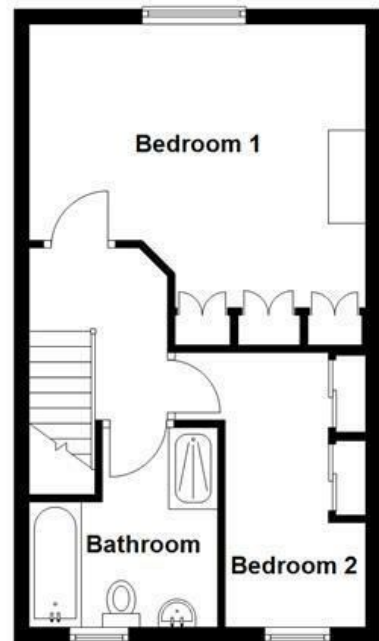


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Bank Top, Bury, BL9 6RY

### £299,950

AN EXCEPTIONAL COTTAGE PROPERTY

Nestled in the charming area of Bank Top, Bury, this exquisite terraced cottage offers a delightful blend of modern living and traditional character. Set back on a private lane, the property boasts stunning panoramic views and is surrounded by picturesque countryside, perfect for leisurely walks.

The cottage has been meticulously maintained and presented to the highest standard, showcasing stylish interiors and enviable original features that add to its charm. Upon entering, you are greeted by two elegantly designed reception rooms that provide ample space for relaxation and entertaining. The contemporary fitted kitchen is both functional and aesthetically pleasing, leading seamlessly into a lovely conservatory that invites natural light and offers a serene space to enjoy the garden views. Additionally, a utility room enhances the practicality of the ground floor.

On the first floor, you will find two spacious bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage. The contemporary four-piece family bathroom is designed with modern fixtures, providing a luxurious retreat.

The property is complemented by beautifully maintained garden spaces both at the front and rear, ideal for outdoor enjoyment and gardening enthusiasts. This charming cottage is the perfect home for a small family or couple seeking a luxurious yet characterful residence, all while being just a stone's throw away from the vibrant market town of Bury. With its idyllic setting and superb amenities, this property truly offers a unique

# Bank Top, Bury, BL9 6RY

## £299,950



- Stunning Mid Terrace Cottage
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating TBC
- Two Bedrooms
  - Bursting with Character and Charm
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Beautifully Maintained Externals
  - Council Tax Band C

### Ground Floor

#### Conservatory

9'6 x 7'7 (2.90m x 2.31m )  
UPVC double glazed door, UPVC double glazed windows, polycarbonate roof, central heating radiator, tiled flooring and door to utility.

#### Utility

7'7 x 3'7 (2.31m x 1.09m )  
Central heating radiator, plumbing for washing machine, space for dryer, Vaillant boiler, tiled elevations and tiled flooring.

#### Kitchen

13'4 x 9'3 (4.06m x 2.82m)  
UPVC double glazed window, two Velux windows, upright central heating radiator, range of high gloss wall and base units with gloss work surfaces, inset stainless steel sink with high spout spring mixer tap, integrated Bosch double oven with four ring induction hob and extractor hood, integrated dishwasher, integrated fridge, integrated freezer, integrated wine cooler, pendant lighting, under unit lighting, inset shelving, tiled flooring and hardwood single glazed door to dining room.

#### Dining Room

14'10 x 11'11 (4.52m x 3.63m)  
Two hardwood single glazed window, central heating radiator, spotlights, single glazed door to reception room and stairs to first floor.

#### Reception Room

14'11 x 14'3 (4.55m x 4.34m )  
Two central heating radiators, exposed beams, spotlights, cast iron multifuel burner with slate hearth and oak mantel, television point, herringbone solid wood flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

6'3 x 5'6 (1.91m x 1.68m )  
Spotlights, smoke detector, loft access, doors leading to two bedrooms and bathroom.

#### Bedroom One

14'11 x 14'1 (4.55m x 4.29m)  
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and dressing table.

#### Bedroom Two

12'1 x 9'0 (3.68m x 2.74m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

#### Bathroom

9'7 x 8'0 (2.92m x 2.44m )  
UPVC double glazed frosted window, central heated towel rail, walk-in direct feed shower, tiled panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with paving, decking and bedding.

#### Front

Enclosed garden with paving and bedding.

