



pearson  
ferrier®



46 HAMILTON STREET  
Bury, BL9 6LN  
£950 Per Calendar Month



# 46 HAMILTON STREET

## Property at a glance

- AVAILABLE NOW
- TWO BEDROOM TERRACE
- IMMACULATELY PRESENTED
- INTERGRATED DISHWASHER AND FRIDGE
- UTILITY ROOM
- LOCATED DIRECTLY FROM WALKERS FIELD - NATURE RESERVE
- YARD AND GARAGE TO THE REAR
- COUNCIL TAX BAND A
- EPC RATING C

\*\*\*AVAILABLE NOW\*\*\* Two bedroom Edwardian terrace located on Hamilton Street, this property presents an excellent opportunity for those seeking a stylish and low-maintenance home.

Vestibule entrance, living room, breakfast kitchen which is perfect for entertaining guests or enjoying quiet evenings with family. There is an extended utility room and more to the end, ideal for storage or to act as a small office!

The property features two well-proportioned bedrooms, ideal for a small family, a couple. The bathroom is thoughtfully designed, ensuring convenience for everyday living. The interiors boast contemporary finishes while retaining the warmth and charm of a traditional terraced home.

One of the standout features of this property is the low-maintenance yard and drive in garage by the rear, allowing you to enjoy outdoor space without the burden of extensive upkeep. Located directly across from Walkers Field, this is particularly advantageous for those with a busy lifestyle or those who prefer to spend their time enjoying the local amenities rather than tending to a garden.

Council Tax Band A & EPC rating C.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.







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