



pearson  
ferrier  *a property for everyone*

12 HULME STREET  
Bury, BL8 1AN  
£150,000

# 12 HULME STREET

## Property at a glance

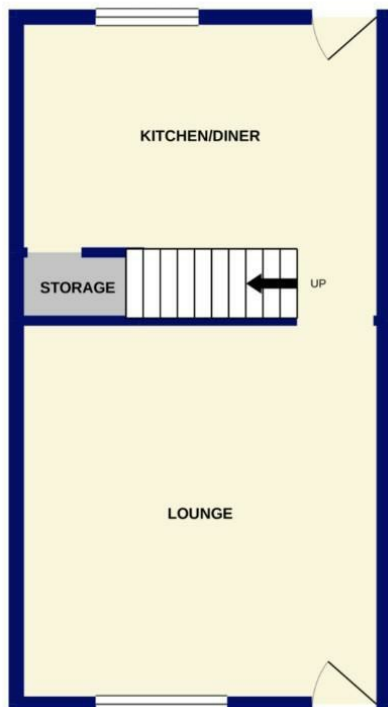
- GARDEN FRONTED TERRACE
- TWO ENSUITE BEDROOMS
- NEWLY REFURBISHED
- NEW RE-WIRE
- DAMP PROOF COURSE
- NEW KITCHEN & BATHROOM
- NO ONWARD CHAIN

Immaculately presented and recently refurbished two bedroom with two ensuite mid terrace property located within walking distance to Bury town centre. The property has recently had new kitchen, bathroom, shower room, re-wire, damp proof course, new flooring and decoration throughout. The location offers excellent access and is within walking distance to Bury town centre, local shops and schools including Woodbank Primary (Ofsted Good) with Burrs Country Park and the Kirklees trail and nature walks being close by. In brief the property comprises of Lounge, kitchen/diner, two bedrooms both en-suite, garden to the front and enclosed yard to the rear. The property is ideal for for a first time buyers.

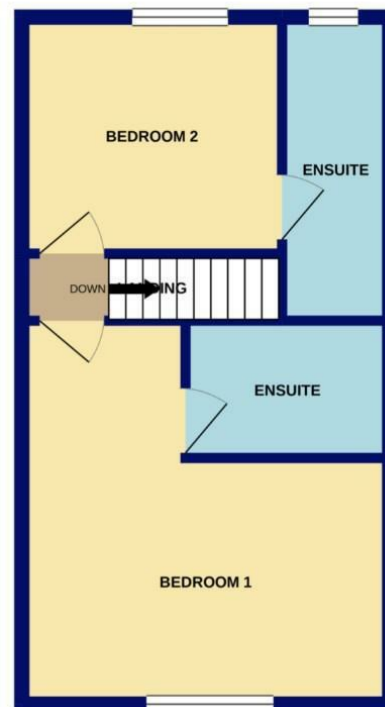




GROUND FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



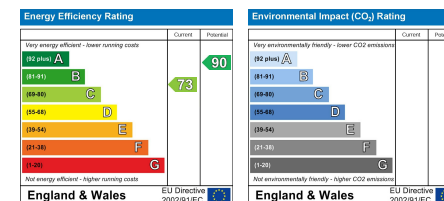
1ST FLOOR  
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 70.0 sq.m. (754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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