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18 DUCKWORTH STREET  
Bury, BL9 6ND  
£125,000



# 18 DUCKWORTH STREET

## Property at a glance

- TRADITIONAL MID TERRACED PROPERTY
- PEDESTRIANISED LOCATION
- CLOSE TO CLARENCE PARK
- TWO BEDROOMS
- GAS HEATING & UPVC DOUBLE GLAZING
- COSMETIC WORK REQUIRED
- GOOD FIRST TIME BUY OR INVESTOR OPPORTUNITY

A traditional mid terraced property fronting Duckworth Street and literally round the corner from Clarence Park and approximately half a mile to Bury town centre. The property has been in the same ownership for over 70 years and whilst it does benefit from upvc double glazing and combination gas fired central heating, some improvement works are necessary. The accommodation briefly comprises: entrance vestibule via composite door, lounge, dining kitchen, first floor landing, two bedrooms and a three piece shower room. To the outside there is an enclosed rear patio style yard.

Tenure - Leasehold  
999 years from 1880  
Ground Rent tbc  
Council Tax Band - A  
EPC Rating tbc

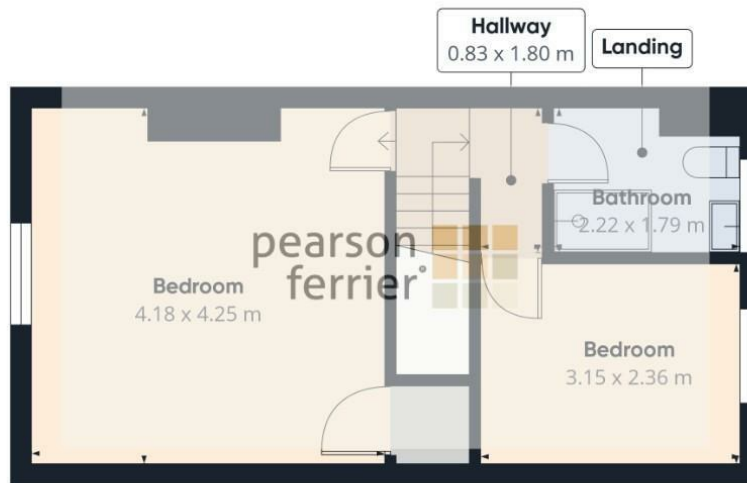








Floor 0



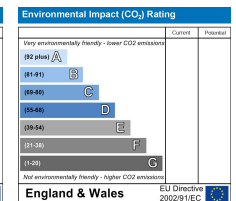
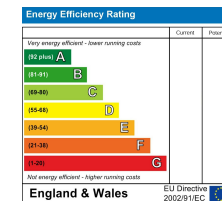
Floor 1

Approximate total area<sup>m</sup>  
64.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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