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34 HAMILTON STREET  
Bury, BL9 6LN  
Offers In The Region Of £140,000



# 34 HAMILTON STREET

## Property at a glance

- END TERRACED PROPERTY
- GREAT LOCATION OVERLOOKING PARKLAND
- TWO BEDROOMS (MAIN FITTED)
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- SOME MINOR COSMETIC WORK REQUIRED
- LOUNGE WITH FABULOUS OPEN FIREPLACE
- NO ONWARD CHAIN

A traditional end of terrace property in a well sought after location with open views to the front across Clarence Park and yet within walking distance of Bury town centre and indeed a hand parade of shops at Chesham Precinct. The property offers excellent potential and is being offered for sale with no onward chain, some minor cosmetic works are required (skirting boards and architraves are missing from the ground floor accommodation) but there is upvc double glazing and combination gas fired central heating together with a recent kitchen. The accommodation briefly comprises: entrance into lounge with open rustic fireplace with ornamental basket grate, dining kitchen, first floor landing, two bedrooms (the main with fitted wardrobes) and combined bathroom/w.c. with shower. To the outside there is a garden forecourt and a generous patio style yard with summerhouse. We are informed that there is a facility to pull a car into the yard if required.







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