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9 BEECH STREET  
Bury, BL97DE  
Offers Over £130,000



# 9 BEECH STREET

## Property at a glance

- ELEVATED TERRACED PROPERTY
- TWO DOUBLE BEDROOMS PLUS LOFT ROOM
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO BURY CENTRE
- WELL PLACED FOR MOTORWAY LINKS
- NO CHAIN
- IDEAL FTB OR B2L
- QUIET SIDE STREET CLOSE TO ROCHDALE ROAD

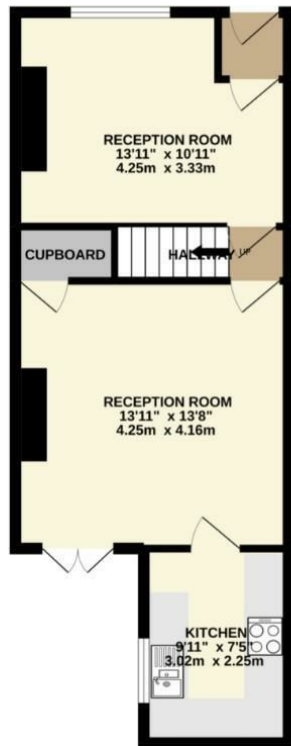
A great terraced home located on a quiet side street between Rochdale Road and Wash Lane with two double bedrooms and a loft room. The property is well placed for motorway access and is less than a mile from Bury centre with tram links to Manchester. This property is offered for sale with no chain and comprises lounge, dining room, kitchen and vestibule to the ground floor. To the first floor there are two double bedrooms and a shower room with a fixed staircase leading up to a versatile loft room with a Velux window. Externally there is a garden to the front of the property and a yard area to the rear. The property is both gas central heated and double glazed. This would be ideal for first time buyers, families, or buy to let investors being well placed for local shops, schools, motorway links and Bury town centre. Contact Pearson Ferrier to book your viewing.



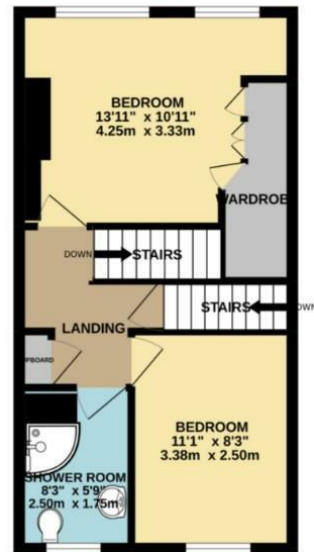




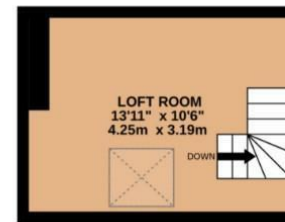
GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

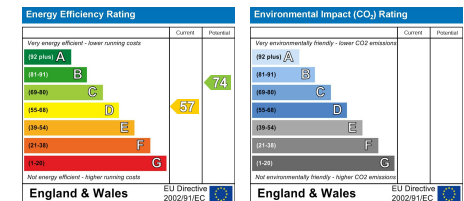


2ND FLOOR  
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) 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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