



Bury Road, Bury, Lancashire BL0 0EN

Offers over £245,000

This MAGNIFICENT 3 bed mid terrace has recently had a STUNNING renovation, bringing an old property back to a glorious modern home.

Throughout the house there is an elegant use of colour in the decoration and the use of statement tiling has really given maximum impact in smaller areas. The renovation has kept some of the PERIOD FEATURES and modernised other areas. The feature fireplace is still in the master bedroom for ornamental purposes, however the living now has a MODERN MULIFULE BURNER creating a traditional yet contemporary feel.

Maximum space is used in the kitchen for storage with integrated whitegoods and a panty under the stairs. There is also ample space for family dining and entertaining too. To the rear of the house there is OFF-ROAD PARKING and an outhouse for storage. To the elevated front of the house there is a small garden, and below parking on the road.

The property is a very short walk into Edenfield village to the bakery, butchers, hair salon, local pub and the very welcoming Drop off Café. Ramsbottom is a short drive away to many a bar and restaurant and provides so many fun events and festivals for families. The surrounding area is made up of ROLLING MOORS OF COUNTRYSIDE and hours can be spent walking, running, or cycling. Perfect for those wanting to escape into nature. Commuting is easy as the motorway links to Manchester or to the M65 are quick to drive to. Primary schools close by are excellent with Stubbins and Edenfield primary being in the catchment, and Haslingden and Woodhey being the closest for High Schools. All in all a STUNNING HOUSE and in the most desirable and perfect area.



Living room

15'3" x 11'3" (4.65 x 3.45)

This very stylish Living Room is decorated in such calming colours and has a usable modern multi-fuel burner. The blend of traditional and a modern style gives for very an elegant yet cool look.

Kitchen

15'1" x 12'4" (4.6 x 3.76)

The kitchen has ample space for cooking and dining with integrated white goods out of site. The kitchen design provides plenty of storage along with a very useful pantry. The cooker is gas with 5 rings and is set back perfectly into the original chimney breast.

Bedroom 1

15'1" x 13'1" (4.6 x 4)

The master bedroom is to the front of the house. It is spacious enough for a king-size bed and plenty of storage space for clothing too. It still has the original feature fireplace which add to the stylish design of the bedroom.

Bedroom 2

12'4" x 9'8" (3.78 x 2.95)

The second double bedroom is to the rear of the house with views over to Scout moor. As like the rest of the house the colour choice is elegant and in-keeping with the style of the house.

Bedroom 3




This is the smallest of the three and works perfectly as a small children's room/nursery, or as we are now working for home so much it will make a perfect office with lovely views to admire whilst at your computer.

Bathroom

9'3" x 4'11" (2.82 x 1.52)

This bathroom has a fantastic bold design, is bright has a bath and a shower and oozes class.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		88		(92 plus) A	
(81-91) B				(91-91) B	
(69-80) C				(80-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					



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