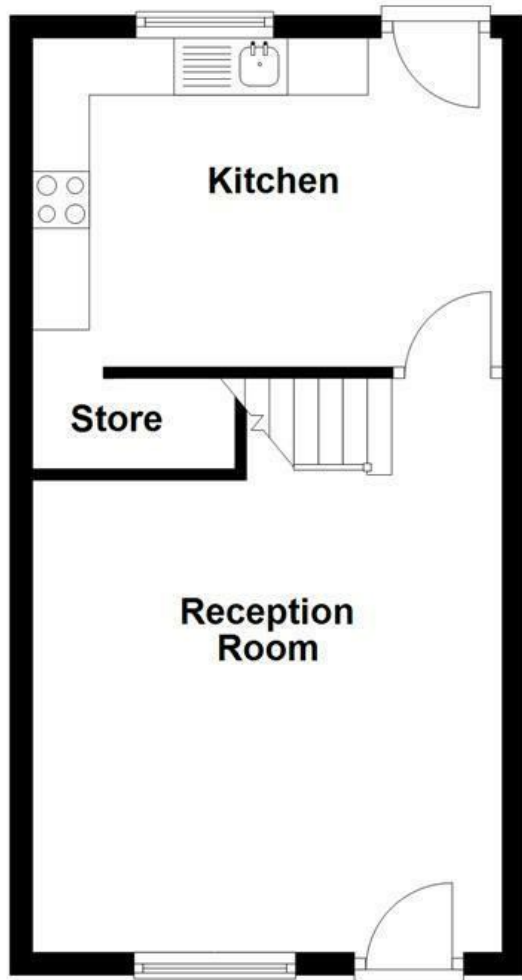
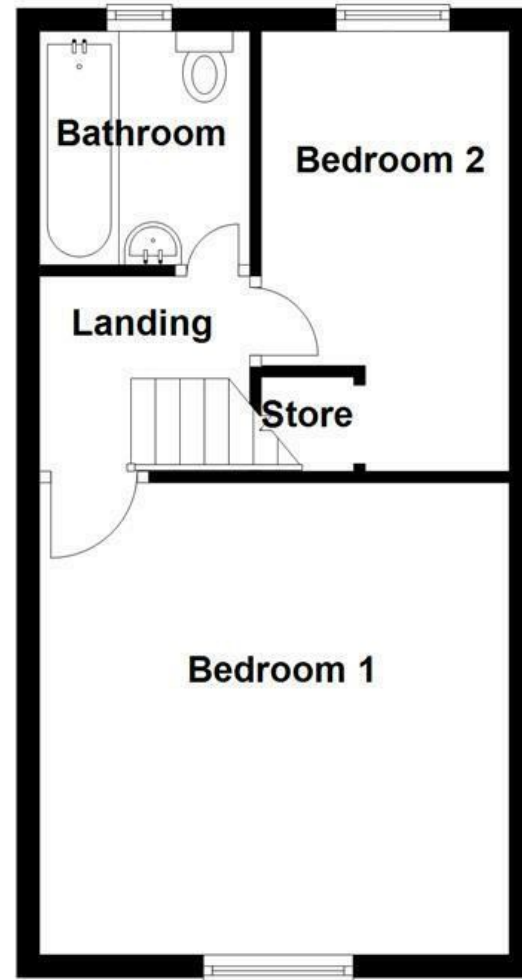


**Ground Floor**  
Approx. 33.3 sq. metres (358.7 sq. feet)



**First Floor**  
Approx. 33.8 sq. metres (363.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Pine Street, Bury, BL9 7QQ

£950

A TWO BEDROOM FULLY REFURBISHED MID TERRACE

Keenans welcome to the rental market this charming property located on Pine Street in the lovely town of Bury. This mid-terrace house boasts a modern interior with sleek decor and appliances, making it a perfect choice for those seeking a contemporary living space.

As you step inside, you are greeted by a reception room, ideal for relaxing or entertaining guests. The property features two comfortable bedrooms, offering plenty of space for a small family or couple. The recently fitted new kitchen is a standout feature, providing a stylish and functional space for cooking and dining.

The modern bathroom suite adds a touch of luxury to this home, ensuring that you can unwind in style after a long day. Also as the benefits of front and rear garden space. With easy access to local amenities, including schools, shops, restaurants, and transport links, this property offers convenience at your doorstep.

Don't miss out on the opportunity to make this house your new rental home. If you would like any further information or to book a viewing please contact our Lettings team at your convenience.

# Pine Street, Bury, BL9 7QQ

£950



- Two Bedroom Mid Terrace
- EPC Rating C
- Close Proximity to Local Amenities
- Available Immediately
- Fully Refurbished Property
- Council Tax Band A
- Stunning Fitted Kitchen
- Front and Rear Gardens
- Excellent Transport and Commuter Networks
- Three Piece Modern Bathroom

## Ground Floor

### Entrance

UPVC double glazed front door into reception room.

### Reception Room

13'9 x 13'7 (4.19m x 4.14m)

UPVC double glazed window, GCH radiator, electric wall mounted feature fire, stairs to first floor and door to kitchen.

### Kitchen

13'6 x 9'7 (4.11m x 2.92m)

UPVC double glazed window, GCH radiator, sink and drainer, a range of wall and base units with complementing work surfaces and tiled splash back, ceramic hob, electric oven and stainless steel extractor hood, wood effect flooring and UPVC double glazed door to rear.

## First Floor

### Landing

6'9 x 5'4 (2.06m x 1.63m)

Doors to two bedrooms and bathroom.

### Bedroom One

13'8 x 13'8 (4.17m x 4.17m)

UPVC double glazed window and GCH radiator.

### Bedroom Two

12'7 x 6'8 (3.84m x 2.03m)

UPVC double glazed window and GCH radiator.

### Bathroom

6'8 x 6'5 (2.03m x 1.96m)

UPVC double glazed frosted window, chrome effect towel radiator, panelled bath with electric overhead shower, low flush W.C, pedestal wash hand basin and tiled elevations and wood effect flooring.

## External

### Front

Enclosed garden with artificial grass.

### Rear

Enclosed rear garden.



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