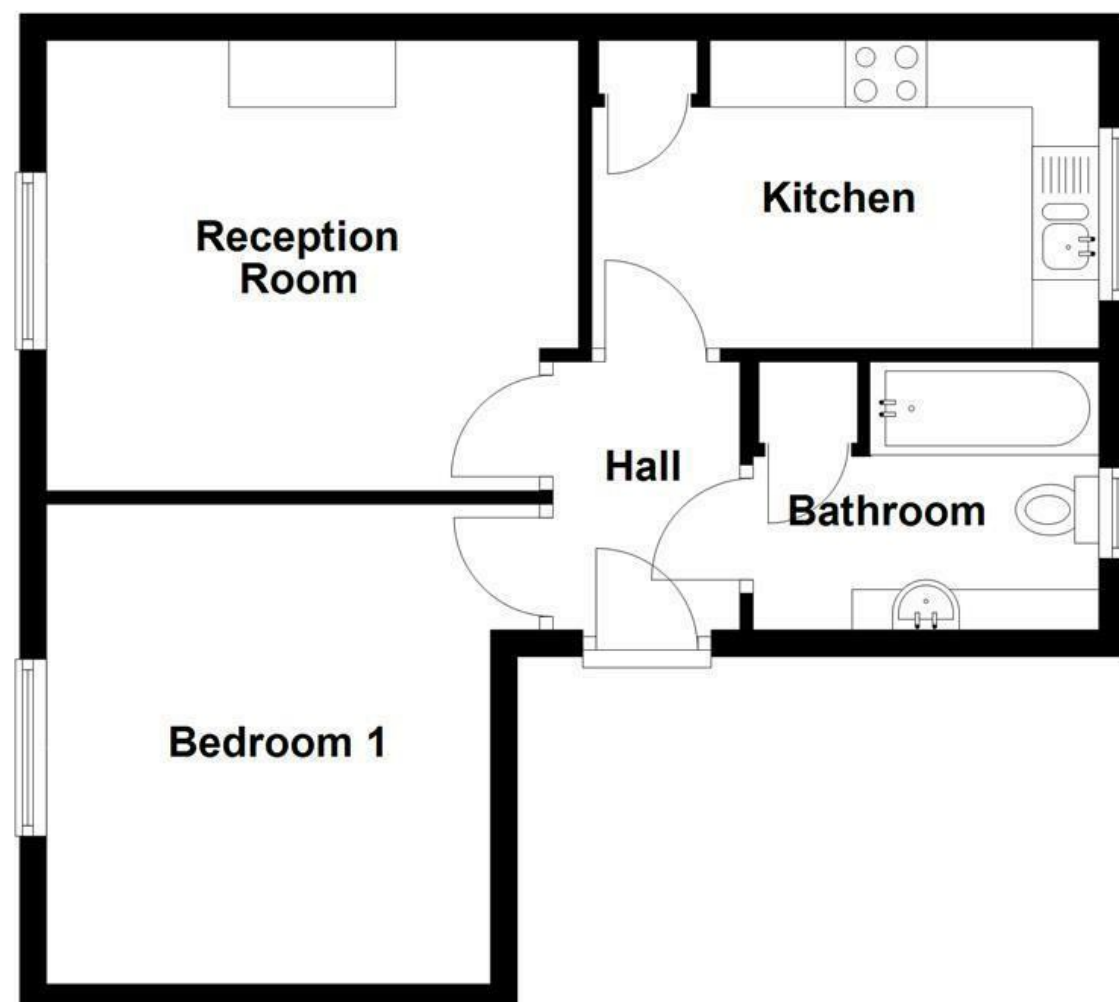


## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	60		
(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.

## Derby Court, Bury, BL9 6WG

### Offers Over £120,000

#### ENVIABLE TOP FLOOR APARTMENT

Welcome to this deceptively spacious one-bedroom top floor apartment located in the desirable area of Derby Court, Bury. This charming home is an ideal choice for first-time buyers or professional couples seeking a comfortable and stylish living space.

Upon entering, you will be greeted by tastefully renovated decor that flows throughout the apartment, creating a warm and inviting atmosphere. The generous living area offers ample space for relaxation and entertaining, while large windows provide stunning views of the surrounding area, allowing natural light to fill the home.

The well-appointed bedroom is perfect for restful nights, and the layout of the flat ensures a sense of privacy and tranquillity. The communal gardens offer a lovely outdoor space for residents to enjoy, providing a peaceful retreat right at your doorstep.

For added convenience, designated permit holder parking is available, making it easy for you and your guests to come and go. This property truly represents a fantastic opportunity to own a delightful home in a sought-after location.

With its combination of modern amenities, beautiful decor, and a prime position, this apartment is not to be missed. Arrange a viewing today and discover the potential of your new home in Derby Court, Bury.

# Derby Court, Bury, BL9 6WG

## Offers Over £120,000



- Beautifully Presented Top Floor Apartment
- Fitted Kitchen
- Communal Gardens and Allocated Resident Parking
- EPC Rating D
- One Bedroom
- Stylish Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Perfect First Home
- Council Tax Band A

### Communal Entrance

Stairs leading to front entrance door.

### Hall

7'1 x 4'3 (2.16m x 1.30m )

Electric radiator, coving, smoke detector, spotlights, loft access, wood effect flooring, doors leading to reception room, kitchen, bedroom one and bathroom.

### Reception Room

13'3 x 10'10 (4.04m x 3.30m)

UPVC double glazed window, coving, electric fire, television point, spotlights and wood effect flooring.

### Kitchen

12'6 x 7'7 (3.81m x 2.31m)

UPVC double glazed window, electric radiator, range of wall and base units with laminate work surfaces, tiled splashback, integrated oven with four ring electric hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, fitted storage, spotlights and wood effect flooring.

### Bedroom One

11'6 x 11'6 (3.51m x 3.51m)

UPVC double glazed window, fitted wardrobe and wood effect flooring.

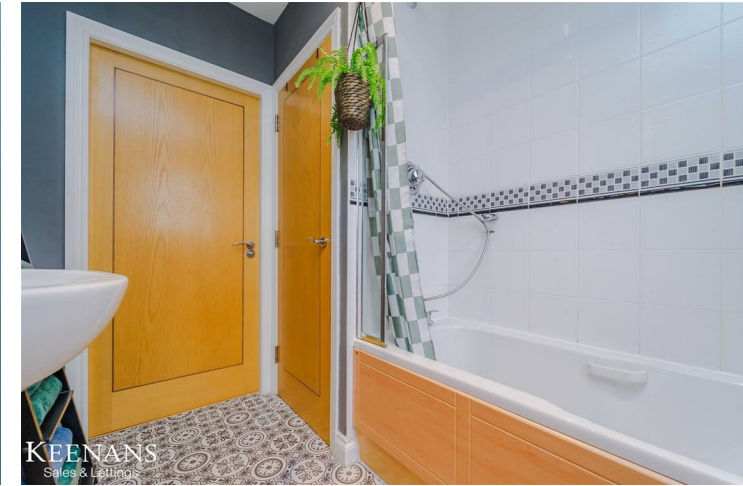
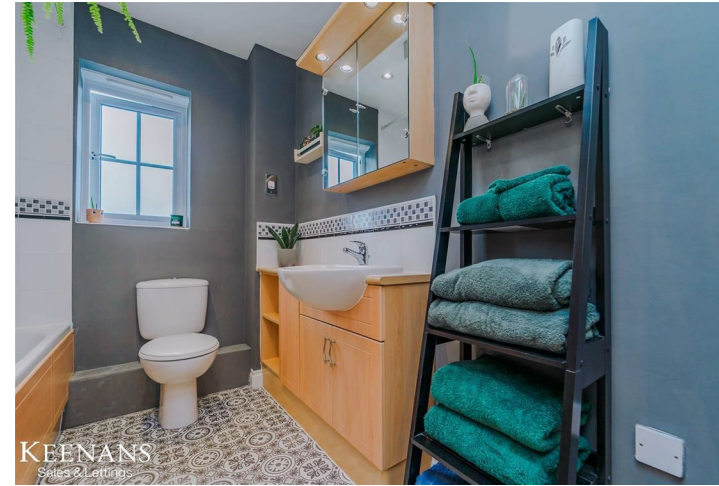
### Bathroom

8'6 x 6'7 (2.59m x 2.01m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, tiled splashback, dual flush WC, wood panelled bath with mixer tap, overhead electric feed shower and rinse head, fitted storage, partially tiled elevations, spotlights, extractor fan and wood effect flooring.

### External

Allocated resident parking and communal gardens.



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