

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Lichfield Drive, Bury, BL8 1BJ

Offers Over £149,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH OFF ROAD PARKING

Located in the tranquil Lichfield Drive, this charming mid-terrace house offers a delightful living experience in the heart of Bury. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The spacious kitchen provides ample room for culinary creativity, while the inviting lounge serves as a perfect space for relaxation and entertaining guests.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features is the private driveway, which offers off-road parking, a valuable asset in this area. The rear garden is a true gem, providing a peaceful retreat that is not overlooked, allowing for moments of solitude or gatherings with friends and family in complete privacy.

Situated on a quiet street, this home is within walking distance of Bury Town Centre, where you can enjoy a variety of shops, restaurants, and local amenities. The combination of a serene location and proximity to the vibrant town centre makes this property an ideal choice for those seeking both tranquility and convenience.

In summary, this two-bedroom house on Lichfield Drive presents an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

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 2  1  1  D

- Tenure Freehold
 - Two Generously Sized Double Bedrooms
 - Enviably Rear Garden Space
 - Easy Access To Major Network Links
- Off Road Parking
 - EPC Rating D
 - Viewing Essential
- Council Tax Band A
 - Kitchen/Dining Area with Access To A Utility And Rear Porch
 - Close Proximity To Local Amenities

Ground Floor

Entrance Hall
4'8 x 3'6 (1.42m x 1.07m)

Reception Room
12'3 x 11'4 (3.73m x 3.45m)

Kitchen
15'8 x 8'7 (4.78m x 2.62m)

Rear Porch
3'7 x 2'10 (1.09m x 0.86m)

Utility
4'8 x 2'11 (1.42m x 0.89m)

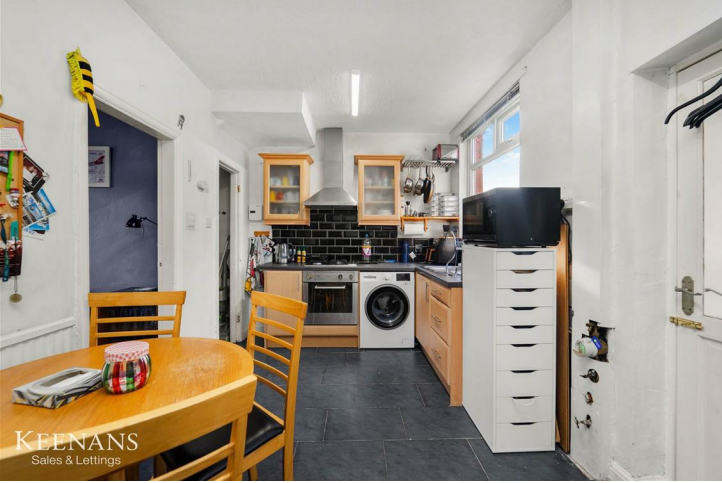
First Floor

Landing
6'2 x 2'9 (1.88m x 0.84m)

Bedroom One
14'5 x 11' (4.39m x 3.35m)

Bedroom Two
11'2 x 10'11 (3.40m x 3.33m)

Bathroom
6'4 x 6' (1.93m x 1.83m)



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