



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	59	
(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.

Bedford Street, Bury, BL9 6ET

Offers Over £170,000

AN ENVIABLE MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. With modern fixtures and fittings, open plan kitchen and living space and neutral decorations, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room. The reception room guides you through to a second reception room which guides you on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern shower room. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Bedford Street, Bury, BL9 6ET

Offers Over £170,000

 2  1  2  D

- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Shower Suite
- Easy Access To Major Network Links
- Council Tax Babd A
- Viewing Essential
- Ideal First Time Buy

- EPC Rating D
- Ready To Move Into
- Enclosed Rear Yard

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

3'5 x 2'10 (1.04m x 0.86m)

Wood effect laminate flooring and hard wood single glazed frosted door to reception room one.

Reception Room One

15' x 14'5 (4.57m x 4.39m)

UPVC double glazed window, upright central heating radiator, central heating radiator, smoke alarm, gas fire with tiled hearth and surround, integrated alcove storage, television point, wood effect flooring and hard wood single glazed frosted door to reception room two.

Reception Room Two

14'5 x 12'6 (4.39m x 3.81m)

Central heating radiator, spotlights, integrated storage, open to kitchen and stairs to first floor.

Kitchen

10'5 x 7'10 (3.18m x 2.39m)

UPVC double glazed window, range of wall and base units, wood surface, tiled splash back, mixed stainless steel and composite sink and drainer with mixer tap, integrated electric high rise oven and microwave, four ring induction hob, extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, spotlights, wood effect tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

14'5 x 5'7 (4.39m x 1.70m)

Smoke alarm, spotlights, storage cupboard, doors to two bedrooms and shower room.

Bedroom One

14'5 x 11'10 (4.39m x 3.61m)

UPVC double glazed window, upright central heating radiator and spotlights.

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

UPVC double glazed window and central heating radiator.

Shower Room

12'5 x 4'5 (3.78m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, dual flush W/C, vanity top wall mounted wash basin with mixer tap, double direct feed walk in shower with rinse head, tiled elevation, feature wall light, spotlights, extractor fan and tiled floor.

External

Rear

Enclosed paved yard with gate to shared access road.



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