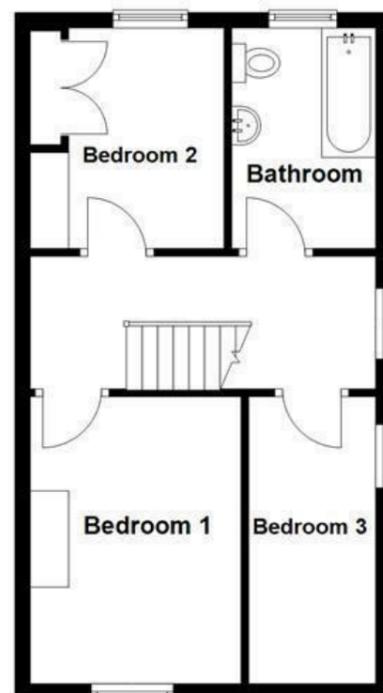


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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.

## Huntley Mount Road, Bury, BL9 6HY

### Offers Over £180,000

A FANTASTIC THREE BEDROOM END TERRACE PROPERTY

Located on Huntley Mount Road in Bury, this charming end terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, this home is designed to accommodate a comfortable lifestyle.

The modern kitchen and bathroom have been thoughtfully updated, ensuring that you can move in with ease and enjoy contemporary living from day one. The generous rear yard offers a blank canvas, perfect for those looking to create their own outdoor oasis or garden retreat.

Conveniently located, this property benefits from close proximity to motorway links, making commuting a breeze. Whether you are seeking a delightful home or a promising investment, this mid-terrace house on Huntley Mount Road is ready to welcome you. Don't miss the chance to make this lovely property your own.

# Huntley Mount Road, Bury, BL9 6HY

## Offers Over £180,000

 3  1  2  E

- End Terrace Property
- Ideal First Home
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Viewing Recommended
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band A

### Ground Floor

#### Entrance Hall

16'1 x 3'1 (4.90m x 0.94m)

#### Reception Room One

12'2 x 11'4 (3.71m x 3.45m )

#### Reception Room Two

15'0 x 12'3 (4.57m x 3.73m )

#### Kitchen

12'6 x 7'3 (3.81m x 2.21m )

### First Floor

#### Landing

14'9 x 5'5 (4.50m x 1.65m)

#### Bedroom One

12'1 x 9'0 (3.68m x 2.74m)

#### Bedroom Two

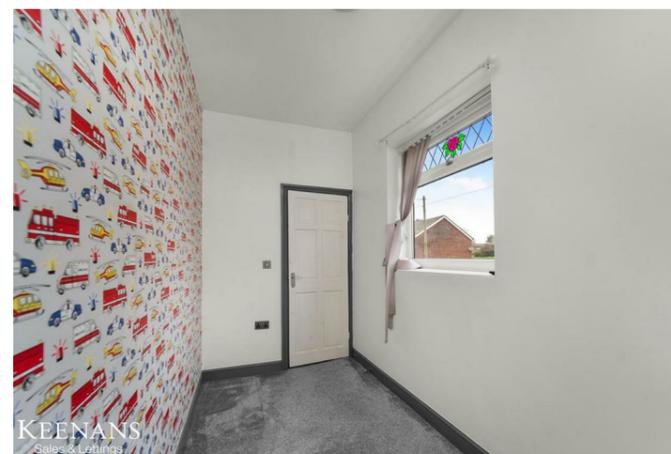
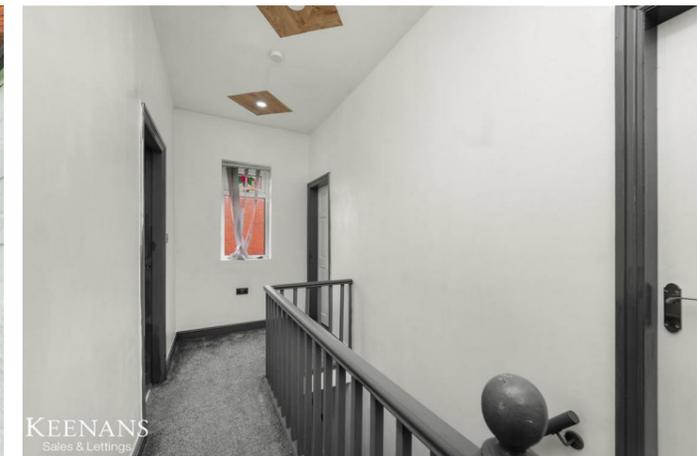
9'5 x 8'3 (2.87m x 2.51m )

#### Bedroom Three

12'1 x 5'4 (3.68m x 1.63m )

#### Bathroom

9'5 x 6'2 (2.87m x 1.88m )



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