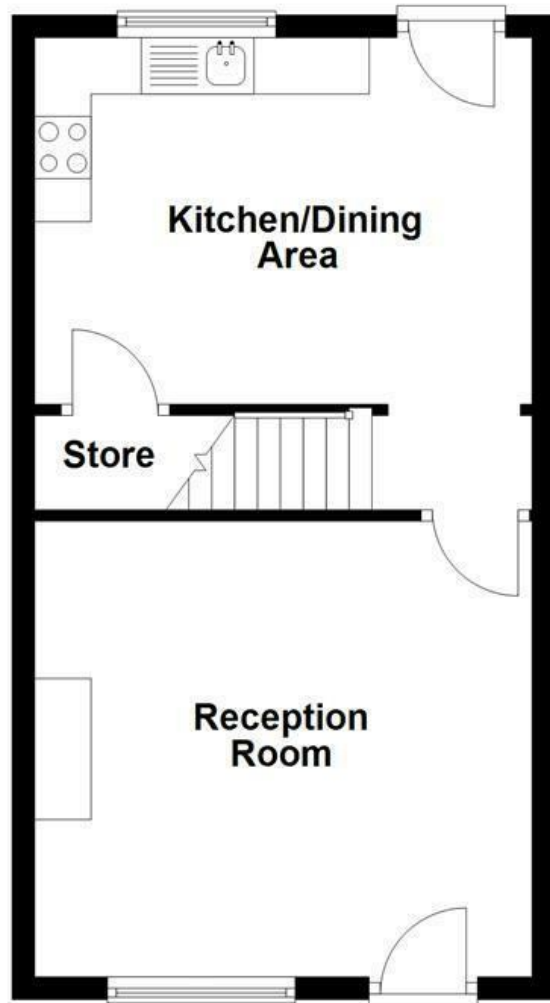
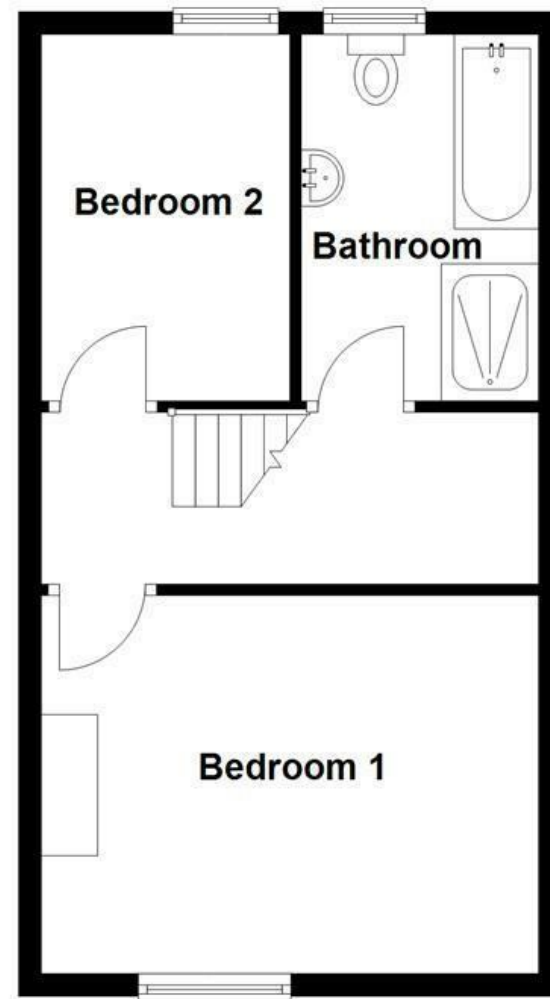


Ground Floor



First Floor



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

Fenton Street, Bury, BL8 1LU

Offers Over £170,000

A FULLY RENOVATED MID TERRACED PROPERTY

Having undergone a full transformation with immaculate presentation and being stripped back to brick, this outstanding two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Bury. Having been fully renovated throughout with newly fitted boiler, kitchen, bathroom and windows, this property has been a credit to the current owner who has created a contemporary and neutral home ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale and major motorway links. With open plan kitchen diner, two generously sized bedrooms and having been beautifully maintained throughout, this property is the perfect home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to an inner hallway which provides access on to a newly fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, recently fitted integral oven and Worcester boiler and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern four piece bathroom suite. Externally there is an enclosed yard to the rear which has been rendered and provides gated access out to the back street.

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

Fenton Street, Bury, BL8 1LU

Offers Over £170,000

 **2**  **1**  **1**  **D**

- Immaculate Mid Terrace Property
 - Contemporary Fitted Dining Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Fully Renovated Throughout
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Complete Blank Canvas
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)
UPVC double glazed front door and door to reception room.

Reception Room

14'6 x 13'3 (4.42m x 4.04m)
UPVC double glazed window, central heating radiator, stone fireplace, meter cupboard, television point and door to inner hall.

Inner Hall

3'7 x 2'6 (1.09m x 0.76m)
Smoke detector, open to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'6 x 10'8 (4.42m x 3.25m)
UPVC double glazed window, central heating radiator, spotlights, range of high gloss wall and base units with wood effect work surfaces, stainless steel sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated Worcester boiler, understairs storage, wood effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

14'6 x 4'9 (4.42m x 1.45m)
Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 11'0 (4.42m x 3.35m)
UPVC double glazed window, central heating radiator and smoke detector.

Bedroom Two

10'8 x 7'3 (3.25m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

10'8 x 6'9 (3.25m x 2.06m)
UPVC double glazed frosted window, central heating radiator, dual flush WVC, panel bath with waterfall mixer tap, pedestal wash basin with waterfall mixer tap, double direct feed rainfall shower enclosed with rinse head, PVC panel elevations, spotlights and lino flooring.

External

Rear

Enclosed yard with paving.

Front

Courtyard.



Tel: 01617510340

www.keenans-estateagents.co.uk