



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(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.

St. James Avenue, Bury, BL8 1TD

Offers Over £175,000

SPACIOUS TERRACED HOME

Welcome to this charming terraced house located on St. James Avenue in the heart of Bury. This spacious home boasts a modern decor that is both stylish and inviting, making it an ideal choice for those seeking comfort and contemporary living.

The property features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two generously sized bedrooms, there is ample space for relaxation and rest. The bathroom is thoughtfully designed, providing a serene space for your daily routines.

One of the standout features of this home is its easy access to local amenities. Residents will appreciate the convenience of nearby shops, cafes, and parks, ensuring that everything you need is just a short stroll away.

This terraced house is not only a lovely place to live but also a fantastic opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a rental property, this home offers a perfect blend of modern living and accessibility. Don't miss the chance to make this delightful property your own.

St. James Avenue, Bury, BL8 1TD

Offers Over £175,000

 2  1  1  C

- Terraced Property
- Fitted Kitchen With A Range Of Appliances
- On Street Parking
- EPC Rating: C
- Two Spacious Bedrooms
- Three Piece Bathroom
- Leasehold
- One Reception Room
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: A

Ground Floor

Reception Room

12'8 x 11'4 (3.86m x 3.45m)
UPVC entrance door, UPVC double glazed box window, central heating radiator, coving, two feature wall lights, inset living flame gas fire, stone hearth, wood effect flooring and door to kitchen.

Kitchen

14' x 12'8 (4.27m x 3.86m)
UPVC double glazed window, central heating radiator, spotlights, range of wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated double oven, four burner gas hob, space for integrated , integrated fridge freezer, breakfast bar, plumbing for washing machine, boiler, under stairs storage, wood effect flooring, stairs to first floor and UPVC double glazed door to rear.

First Floor

Landing

5'10 x 3'11 (1.78m x 1.19m)
Store cupboard and doors to two bedrooms and bathroom.

Bedroom One

13'2 x 11'5 (4.01m x 3.48m)
UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Two

11'1 x 10'1 (3.38m x 3.07m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

7'10 x 5'11 (2.39m x 1.80m)
UPVC double glazed window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional tap and electric feed shower over, tiled elevation and tile effect laminate flooring.

External

Front

Artificial lawn.

Rear

Paved patio, artificial lawn, out building and gated access to front.

NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.



Tel: 01617510340

www.keenans-estateagents.co.uk