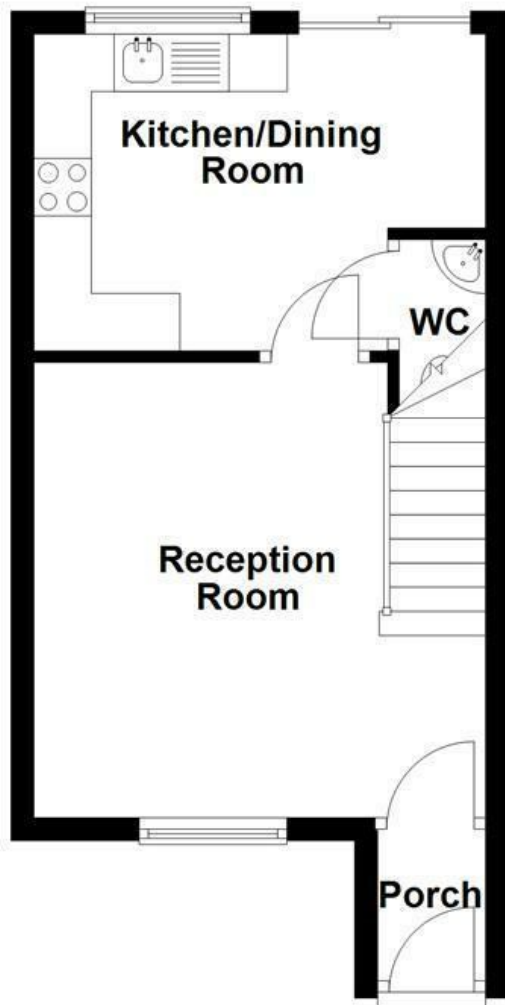
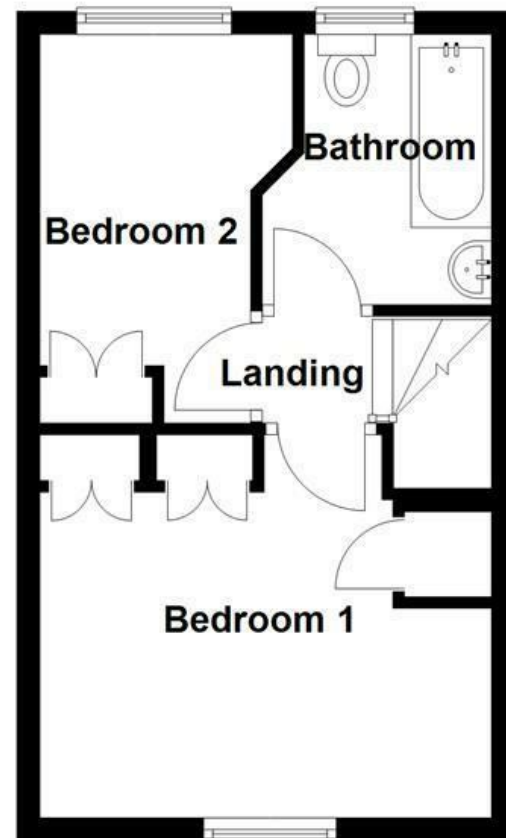


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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.

Rowan Drive, Bury, BL9 7QP

Offers Over £180,000

THE PERFECT END TERRACED PROPERTY

Welcome to this outstanding end terraced house located on Rowan Drive in Bury. This charming property has been presented and maintained to the highest standard, showcasing immaculate presentation and modern fixtures throughout. The open-plan kitchen/dining room is a delightful feature, perfect for both cooking and entertaining, while the neutral decorations create a warm and inviting atmosphere.

This home boasts two spacious bedrooms, each equipped with fitted wardrobes, providing ample storage space. The well-appointed bathroom and a comfortable reception room add to the overall appeal, making it an ideal choice for small families or couples seeking a stylish and functional living space.

The beautifully designed low-maintenance gardens offer a fantastic outdoor area for relaxation and enjoyment, while off-road parking ensures convenience for residents and guests alike.

Situated in one of the most desirable locations in Bury, this property is conveniently close to local schools, bus routes, and a variety of amenities. Additionally, easy access to major motorway links makes commuting a breeze.

This exceptional home truly is not to be missed. Whether you are looking to settle down or invest, this property offers a perfect blend of comfort, style, and practicality. We invite you to come and experience all that this

Rowan Drive, Bury, BL9 7QP

Offers Over £180,000

 2  1  1  C

- End Terraced Property
 - Spacious Reception Room
 - Off Road Parking
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Contemporary Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor13'1 x 6'10 (3.99m x 2.08m)

Porch4'2 x 3'1 (1.27m x 0.94m)
Composite double glazed frosted leaded entrance door, central heating radiator, coving and door to reception room one.

Reception Room13' x 12'11 (3.96m x 3.94m)
UPVC double glazed window, central heating radiator, coving, TV point, stairs to first floor and door to kitchen/dining room.

Kitchen/Dining Room12'11 x 9'1 (3.94m x 2.77m)
UPVC double glazed window, central heating radiator, white gloss wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining boar and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, tile effect vinyl flooring, door to WC and UPVC double glazed sliding door to rear.

WC5'5 x 3' (1.65m x 0.91m)
Central heating radiator, dual flush WC, corner wall mounted wash basin with traditional taps and tile effect vinyl flooring.

First Floor

Landing6'7 x 3'1 (2.01m x 0.94m)
UPVC double glazed window, loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One12'11 x 10'11 (3.94m x 3.33m)
UPVC double glazed window, central heating radiator, fitted wardrobes, over stairs storage and wood effect laminate flooring.

Bedroom Two11'3 x 7'3 (3.43m x 2.21m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom7'9 x 6'7 (2.36m x 2.01m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and direct feed rainfall and rinse head over, extractor fan, PVC panel elevation and wood effect lino flooring.

External

FrontArtificial lawn, stone chips and off road parking.

RearConcrete imprinted garden, deking, power sockets and timber storage shed.

Timber Storage Shed

Tel: 01617510340



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