




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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.

## Derby Street, Bury, BLO OAQ

£175,000

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to Derby Street, Ramsbottom, Bury, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

As you enter, you are welcomed by two separate living areas, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen is functional and offers a blank canvas for those wishing to add their personal touch, making it an ideal space for culinary enthusiasts.

The family bathroom is well-appointed and serves the needs of the household with ease. One of the standout features of this property is the rear yard, which offers a private outdoor space for gardening, al fresco dining, or simply unwinding in the fresh air.

This home is bursting with potential, allowing you to transform it into your dream residence. With its convenient location in Ramsbottom, you will find yourself within easy reach of local amenities, schools, and transport links, making it a practical choice for modern living.

# Derby Street, Bury, BLO OAQ

£175,000

 2  1  2  D

- Two Double Bedrooms
- EPC Rating TBC
- On Street Parking
- Viewing Recommended
- Tenure Leasehold
- Enclosed Rear Yard Space
- Close Proximity To Local Amenities
- Council Tax Band B
- Bursting With Potential
- Two Spacious Reception Rooms

## Ground Floor

### Entrance Vestibule

3'6 x 3' (1.07m x 0.91m)

### Hall

11'6 x 3'6 (3.51m x 1.07m)

### Reception Room One

11'11 x 9'4 (3.63m x 2.84m)

### Reception Room Two

13'6 x 13'2 (4.11m x 4.01m)

### Kitchen

10'7 x 5'9 (3.23m x 1.75m)

## First Floor

### Landing

7'3 x 6'5 (2.21m x 1.96m)

### Bedroom One

13'5 x 11'1 (4.09m x 3.38m)

### Bedroom Two

9'7 x 6'4 (2.92m x 1.93m)

### Bathroom

13'2 x 5'10 (4.01m x 1.78m)

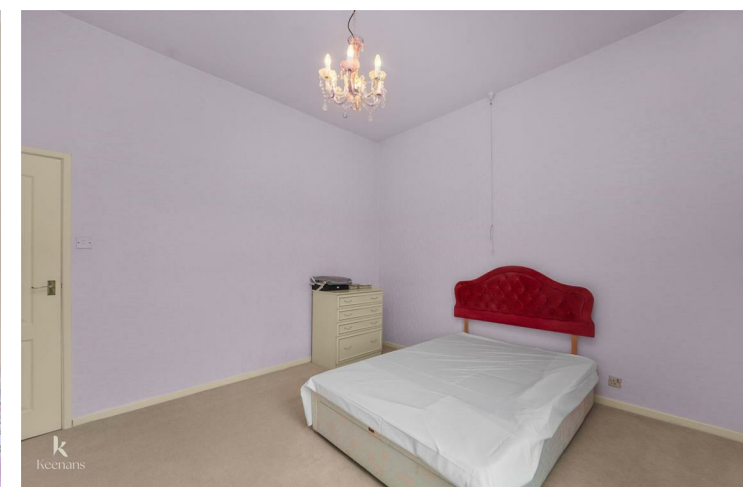
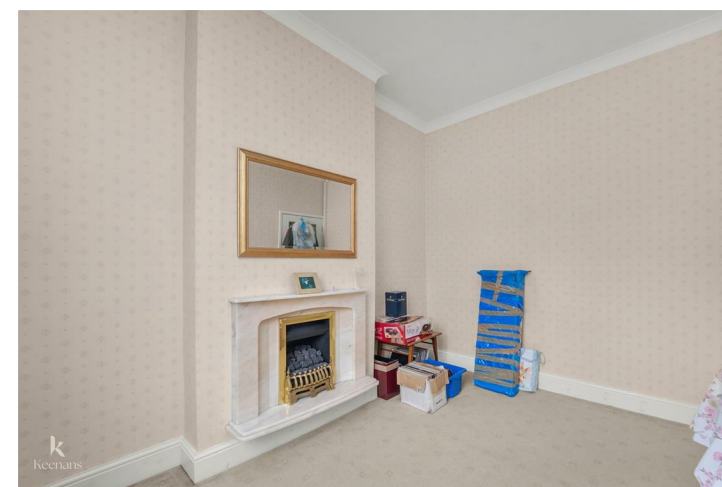
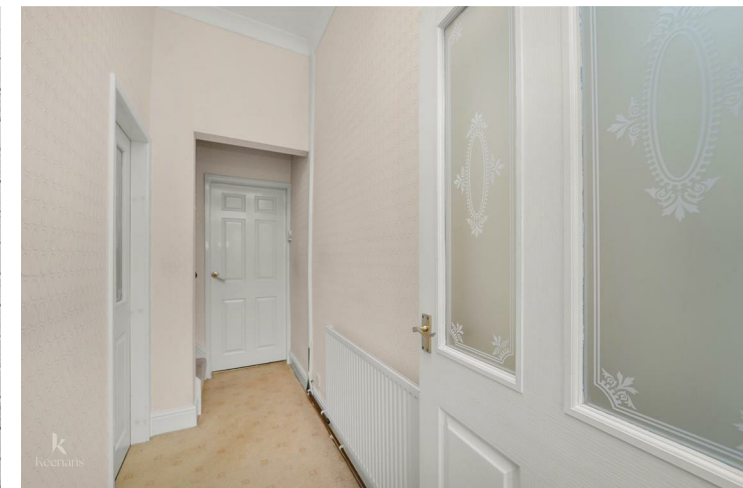
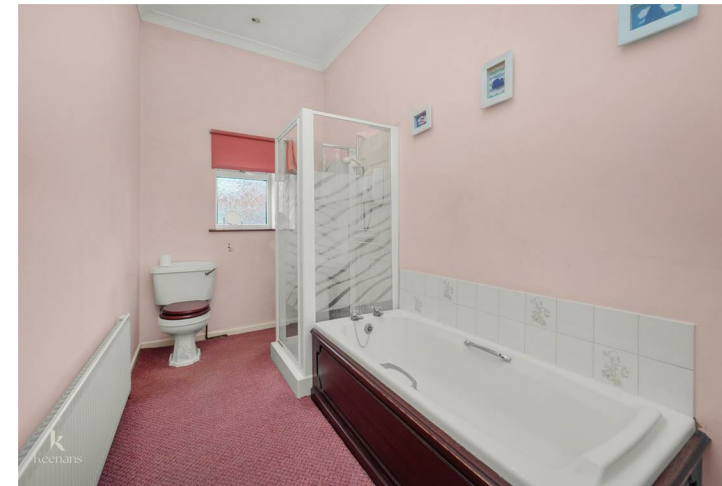
## External

### Rear

Enclosed rear yard space.

### Front

Courtyard.



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