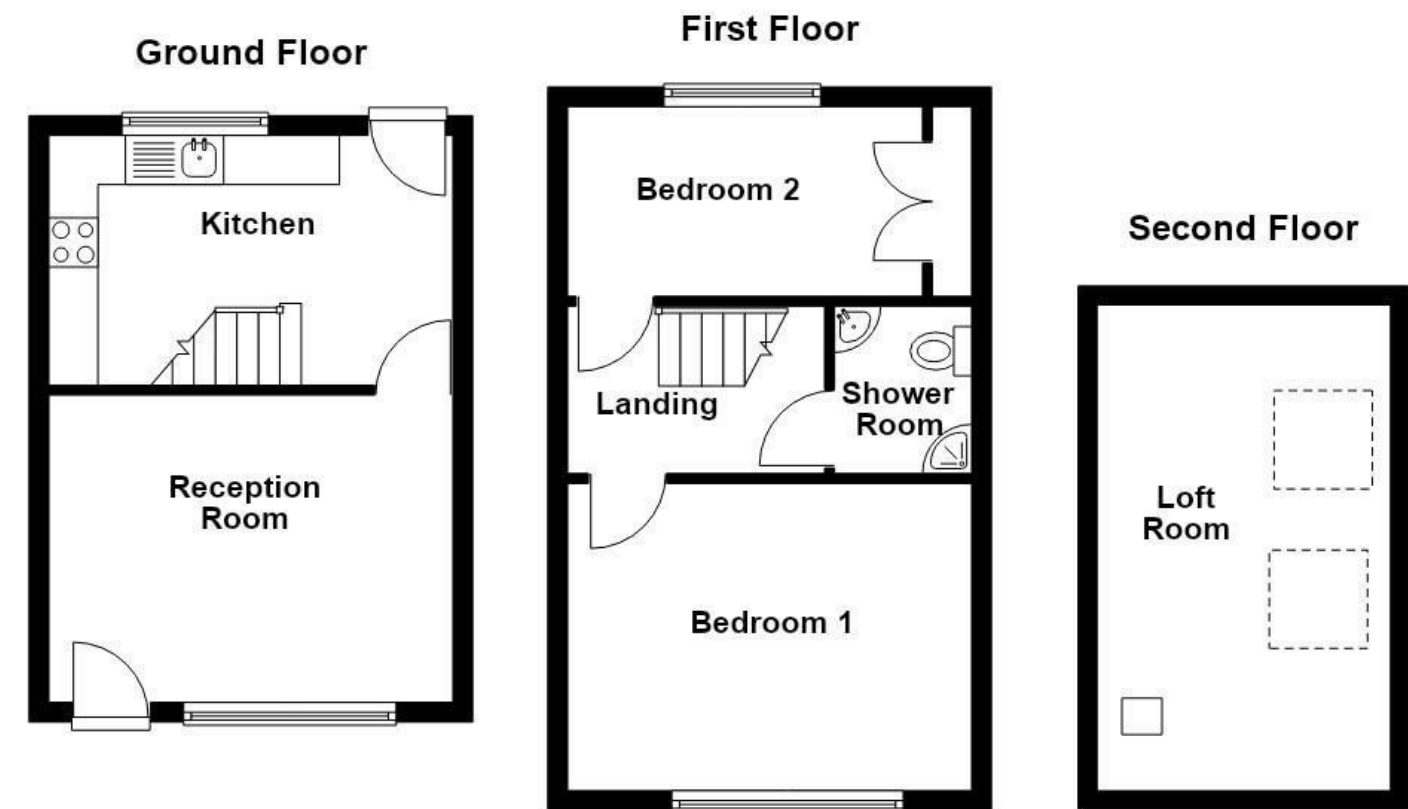




Elson Street, Bury, BL8 1TT

Offers Over £170,000

THE MOST CHARMING TWO BEDROOM COTTAGE - SOLD WITH NO ONWARD CHAIN

Perfectly positioned in the charming area of Elson Street, Bury, this delightful two-bedroom cottage presents an excellent opportunity for first-time buyers and those looking to downsize. The property boasts a prime location, offering easy access to local amenities, parks, and transport links, making it an ideal choice for those seeking both convenience and a sense of community.

Upon entering, you will be greeted by a warm and inviting atmosphere, characteristic of a traditional cottage. The well-proportioned living spaces are designed to maximise comfort and functionality, providing a perfect backdrop for both relaxation and entertaining. The cottage features two cosy bedrooms, ideal for restful nights and peaceful mornings.

One of the standout features of this property is the cleverly converted loft, which offers ample storage space, ensuring that your living areas remain clutter-free. This added bonus enhances the practicality of the home, making it suitable for a variety of lifestyles.

Whether you are embarking on your journey as a homeowner or looking to simplify your living arrangements, this cottage is a perfect fit. With its charming character and prime location, it is a property that truly deserves your attention. Do not miss the chance to make this lovely cottage your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	63	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 1 D

- Tenure - Leasehold
 - Two Well Proportioned Bedrooms
 - Ideal First Time Buy With Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band - A
 - Converted Loft Room - Perfect For Addition Storage
 - Enclosed Rear Courtyard
- EPC Rating - D
 - Beautiful Fitted Kitchen And Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Reception Room
13'6 x 10'3 (4.11m x 3.12m)

Kitchen
13'6 x 8'4 (4.11m x 2.54m)

First Floor

Landing
8'7 x 5'7 (2.62m x 1.70m)

Bedroom One
13'6 x 10'3 (4.11m x 3.12m)

Bedroom Two
13'6 x 6'4 (4.11m x 1.93m)

Shower Room
4'7 x 5'7 (1.40m x 1.70m)

Second Floor

Loft Room
9'9 x 16'3 (2.97m x 4.95m)

Exterior

Front
Access to property from street.

Rear
Enclosed courtyard with concrete flooring with space for shed.



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