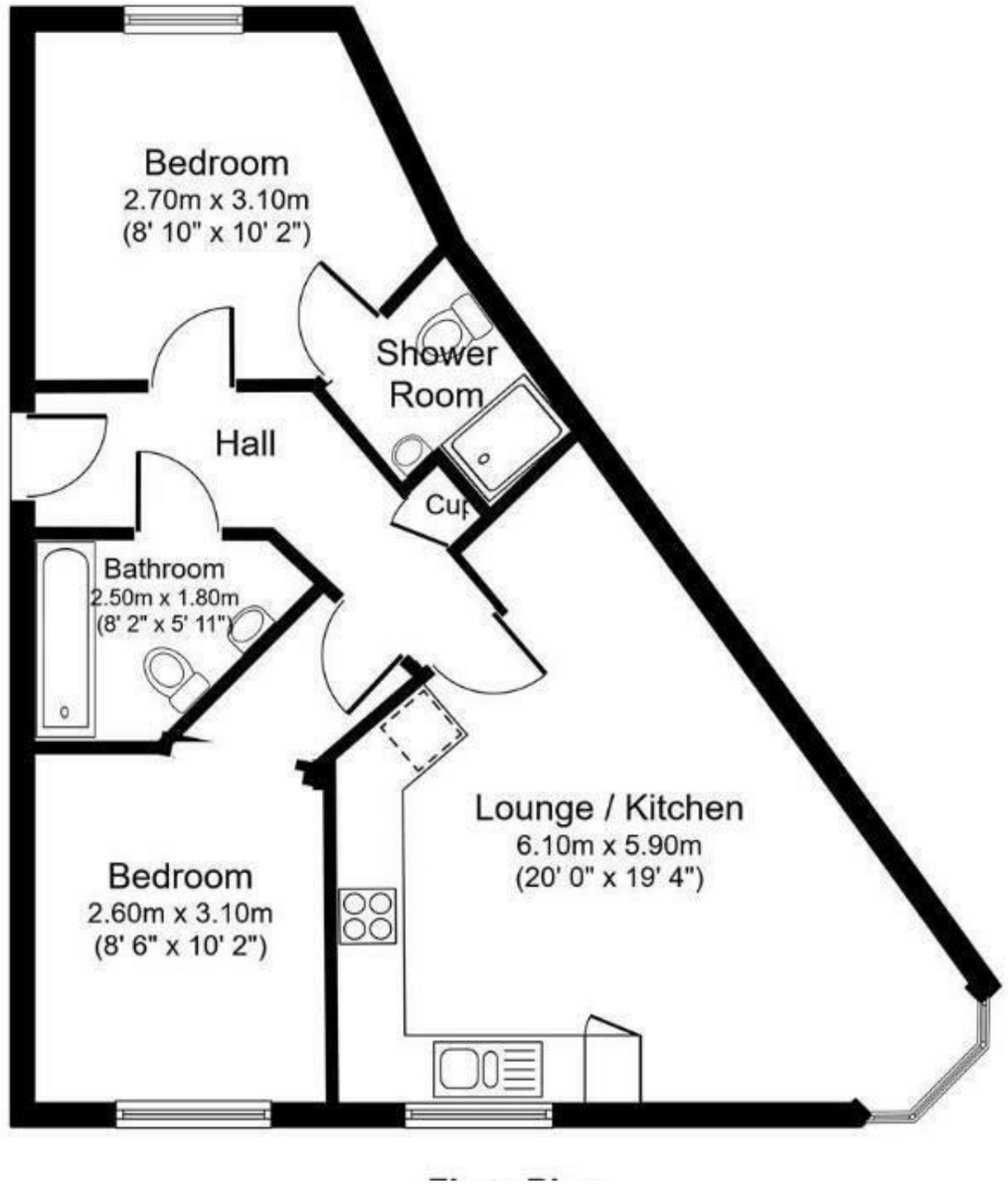
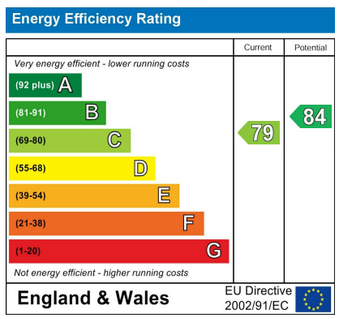











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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Keenans

# Derby Court, Bury, BL9 6WG

## £150,000

Welcome to 48 Derby Court, a delightful two-bedroom modern apartment located in the heart of Bury, BL9 6WG. This charming property offers a perfect blend of contemporary living and comfort, making it an ideal choice for individuals or small families seeking a stylish home.

As you enter, you are greeted by an inviting open-plan living room and kitchen, designed to create a spacious and airy atmosphere. This layout is perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, providing ample space for culinary creations while remaining connected to the living area.

The apartment boasts two generously sized bedrooms, with the main bedroom featuring an ensuite bathroom for added convenience and privacy. This thoughtful design ensures that both bedrooms are comfortable and functional, catering to your needs.

In addition to the well-appointed interiors, this property comes with two designated parking spaces, a valuable asset in today's busy world. You will appreciate the ease of access and the peace of mind that comes with having your own parking.

Situated in a desirable location, 48 Derby Court offers a wonderful opportunity to enjoy modern living in a vibrant community. With its excellent amenities and transport links nearby, this apartment is not just a place to live, but a place to thrive. Do not miss the chance to make this lovely property your new home.

# Derby Court, Bury, BL9 6WG

## £150,000

2 1 1 C

- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- Off Road Parking
- Two Well Proportioned Bedrooms
- Fitted Kitchen
- Three Piece Shower Room And Bathroom Suite
- Ideal Home For A Couple Or Single Occupancy
- Communal Gardens
- Easy Access To Major Commuter Routes

### Hallway
7'6 x 4'4 (2.29m x 1.32m)

### Reception Room
14'7 x 10'4 (4.45m x 3.15m)

### Kitchen
9'7 x 9'2 (2.92m x 2.79m)

### Bedroom One
10'1 x 8'7 (3.07m x 2.62m)

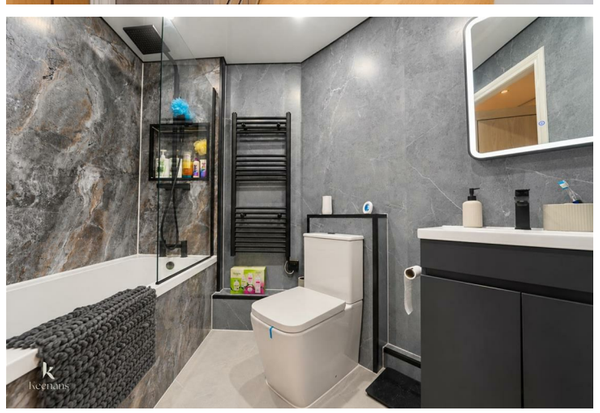
### En Suite
5'7 x 3'8 (1.70m x 1.12m)

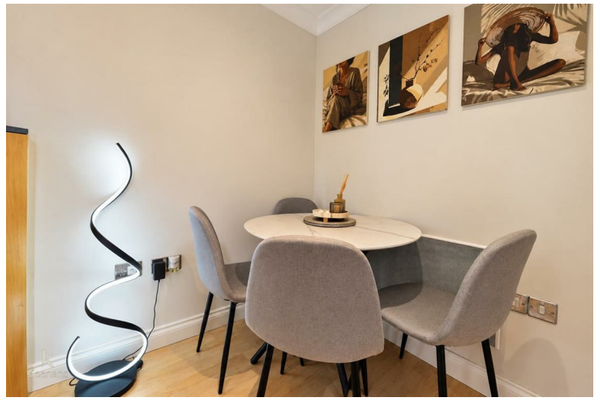
### Bedroom Two
10'7 x 8'7 (3.23m x 2.62m)

### Bathroom
7'7 x 5'5 (2.31m x 1.65m)

### External
Communal gardens, private off road parking spaces for two vehicles.










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