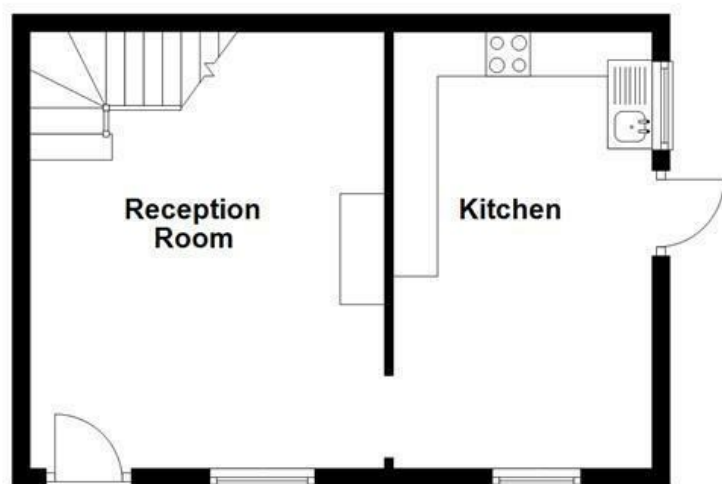
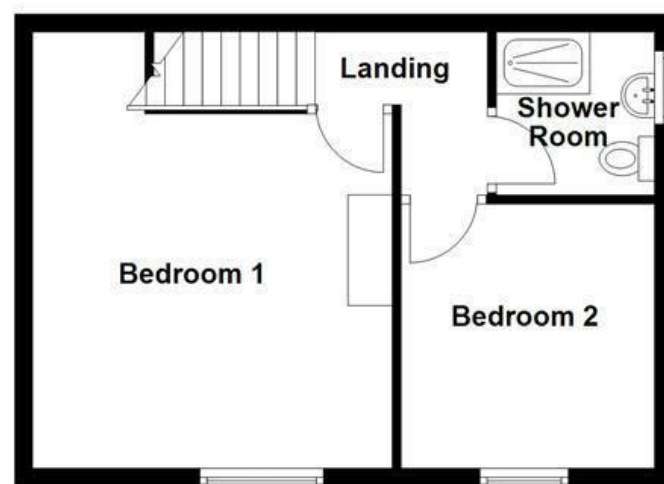


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

## David Street, Bury, BL8 1SA

### £190,000

#### TWO-BEDROOM HOME IN BURY

Nestled on the charming David Street in Bury, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen boasts additional fitted storage, ensuring that all your culinary needs are met with ease and efficiency.

Upstairs, you will find two spacious bedrooms, each providing a tranquil retreat for rest and relaxation. The well-appointed shower room adds to the convenience of this lovely home, making it suitable for families or professionals alike.

Outside, the property features a rear yard, providing a private outdoor space for enjoying the fresh air or hosting summer gatherings. This house is not just a place to live; it is a home where memories can be made. With its thoughtful layout and desirable location, this property is an excellent opportunity for anyone looking to settle in Bury.

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# David Street, Bury, BL8 1SA

£190,000



- End Terraced Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Three Piece Shower Room
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Yard Which Could Be Reassigned As A Driveway
- Council Tax Band: A

## Ground Floor

### Reception Room

16'2 x 13'2 (4.93m x 4.01m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, spotlights, log burning stove, stone surround, wood mantel, exposed beams, stairs to first floor and open access to kitchen.

### Kitchen

16'2 x 9'6 (4.93m x 2.90m)

Two UPVC double glazed windows, central heating radiator, wall and base units, wood effect worktops, tiled splash back, stainless steel sink with spring mixer tap and draining board, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for dryer, space for fridge freezer, tile effect flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

13'6 x 5' (4.11m x 1.52m)

Central heating radiator and doors to two bedrooms and shower room.

### Bedroom One

13'6 x 13'4 (4.11m x 4.06m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'6 x 9'6 (2.90m x 2.90m)

UPVC double glazed window, central heating radiator and loft access (partially insulated).

### Shower Room

6'1 x 5'10 (1.85m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in double enclosure and wood effect flooring.

## External

### Rear

Enclosed yard, gravel chips and storage shed.

