



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		68
(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.

Maudsley Street, Bury, BL9 0SZ

Offers Over £180,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, spacious rooms and stunning features, this enviable two bedroom mid terraced property is being proudly welcomed to the market within the heart of the desirable location of Bury. With two living rooms, two double bedrooms and being a complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms. The second reception room leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a four piece bathroom. Externally there is an enclosed garden with laid to lawn and paved areas to the rear and garden to the front with paving and mature shrubs.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Maudsley Street, Bury, BL9 0SZ

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 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen
 - Easy Access To Major Network Links
- Council Tax Band A
 - Two Spacious Bedrooms
 - Ample Rear Garden Space
- EPC Rating D
 - Four Piece Bathroom Suite
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3'3 (1.02m x 0.99m)
Dado rail, meter cupboard, hard wood floor and door to hall.

Hall

8'7 x 3'3 (2.62m x 0.99m)
Dado rail, picture rail and doors to two reception rooms.

Reception Room One

12'2 x 11'6 (3.71m x 3.51m)
UPVC double glazed window, central heating radiator, coving, picture rail, gas fire with marble hearth, dado rail, television point and feature wall light.

Reception Room Two

15'4 x 15'3 (4.67m x 4.65m)
Hard wood single glazed window, central heating radiator, picture rail, dado rail, stone fire place, under stairs storage, hard wood floor, hard wood single glazed double doors to kitchen and stairs to first floor.

Kitchen

11' x 7'9 (3.35m x 2.36m)
UPVC double glazed window, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, integrated electric oven with four ring gas hob, extractor hood, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

8'4 x 5'4 (2.54m x 1.63m)
Dado rail, doors to two bedrooms and bathroom.

Bedroom One

15'3 x 12'2 (4.65m x 3.71m)
UPVC double glazed window, central heating radiator, picture rail, original fire place and over stairs storage.

Bedroom Two

12'2 x 6'7 (3.71m x 2.01m)
UPVC double glazed window, central heating radiator and hard wood floor.

Bathroom

9'6 x 8'4 (2.90m x 2.54m)
UPVC double glazed frosted window, central heating radiator, four piece suite, tiled panel bath, enclosed electric feed corner shower, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, integrated linen cupboard, spotlights, picture rail and tiled floor.

External

Rear

Laid to lawn garden with paving and bedding areas.

Front

Garden with paving and mature shrubs.



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