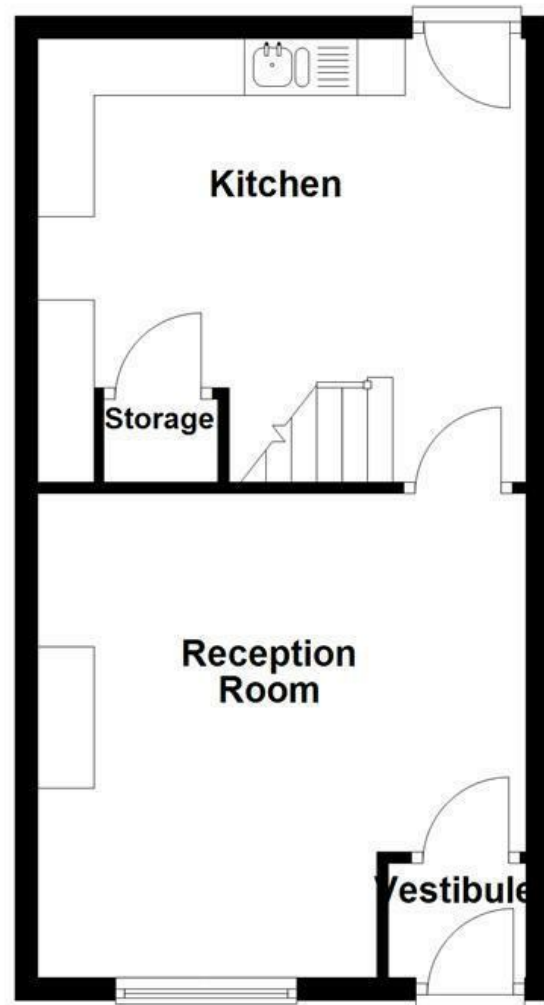
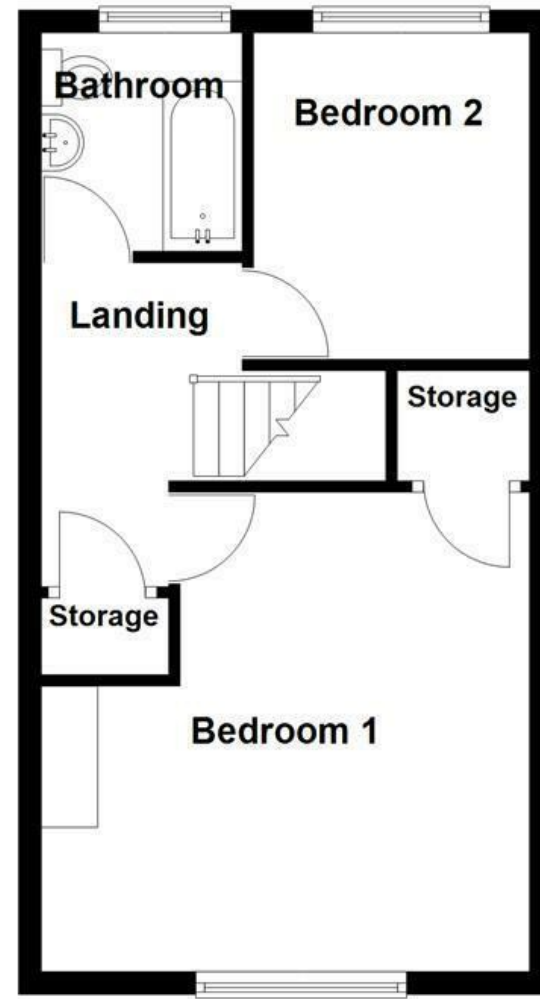


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
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.

Garston Street, Bury, BL9 6EW

£160,000

TWO-BEDROOM TERRACE IN BURY

Nestled on Garston Street in the charming town of Bury, this delightful mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. This room seamlessly flows into a generous kitchen and dining area, thoughtfully designed to accommodate family meals and gatherings.

Upstairs, you will find two well-proportioned double bedrooms, each offering ample space and natural light, making them perfect for restful nights. The layout of the property ensures that every room is functional and comfortable, catering to the needs of modern living.

Outside, the rear yard is designed for low maintenance, providing a private outdoor space that can be enjoyed without the burden of extensive upkeep. This feature is particularly appealing for those who wish to spend more time enjoying their home rather than tending to it.

Overall, this property on Garston Street presents an excellent opportunity for first-time buyers, small families, or investors looking for a well-located home in Bury. With its spacious interiors and convenient outdoor area, it is sure to attract those seeking a blend of style and practicality in a vibrant community.

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Garston Street, Bury, BL9 6EW
£160,000

 2  1  1  C

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

4'1 x 3'5 (1.24m x 1.04m)

Composite door to reception room.

Reception Room

14'3 x 14'1 (4.34m x 4.29m)

UPVC double glazed window, central heating radiator, living flame gas fire with decorative surround, ceiling fan and light and door to kitchen.

Kitchen

14'3 x 9'11 (4.34m x 3.02m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, breakfast bar, composite one and a half sink and drainer with mixer tap, plumbed for washing machine, dryer, access to boiler, space for freestanding oven, tiled splash back, doors to under stairs storage and rear, stairs to first floor.

First Floor

Landing

8'11 x 5'10 (2.72m x 1.78m)

Central heating radiator, doors to two bedrooms, bathroom and storage.

Bedroom One

14'4 x 13'11 (4.37m x 4.24m)

UPVC double glazed window, central heating radiator and door to storage.

Bedroom Two

10' x 8'1 (3.05m x 2.46m)

UPVC double glazed window, central heating radiator.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed shower with rinse head, spotlights, part tiled elevation and tiled effect flooring.

External

Rear

Enclosed paved yard with bedding areas and mature shrubs.



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