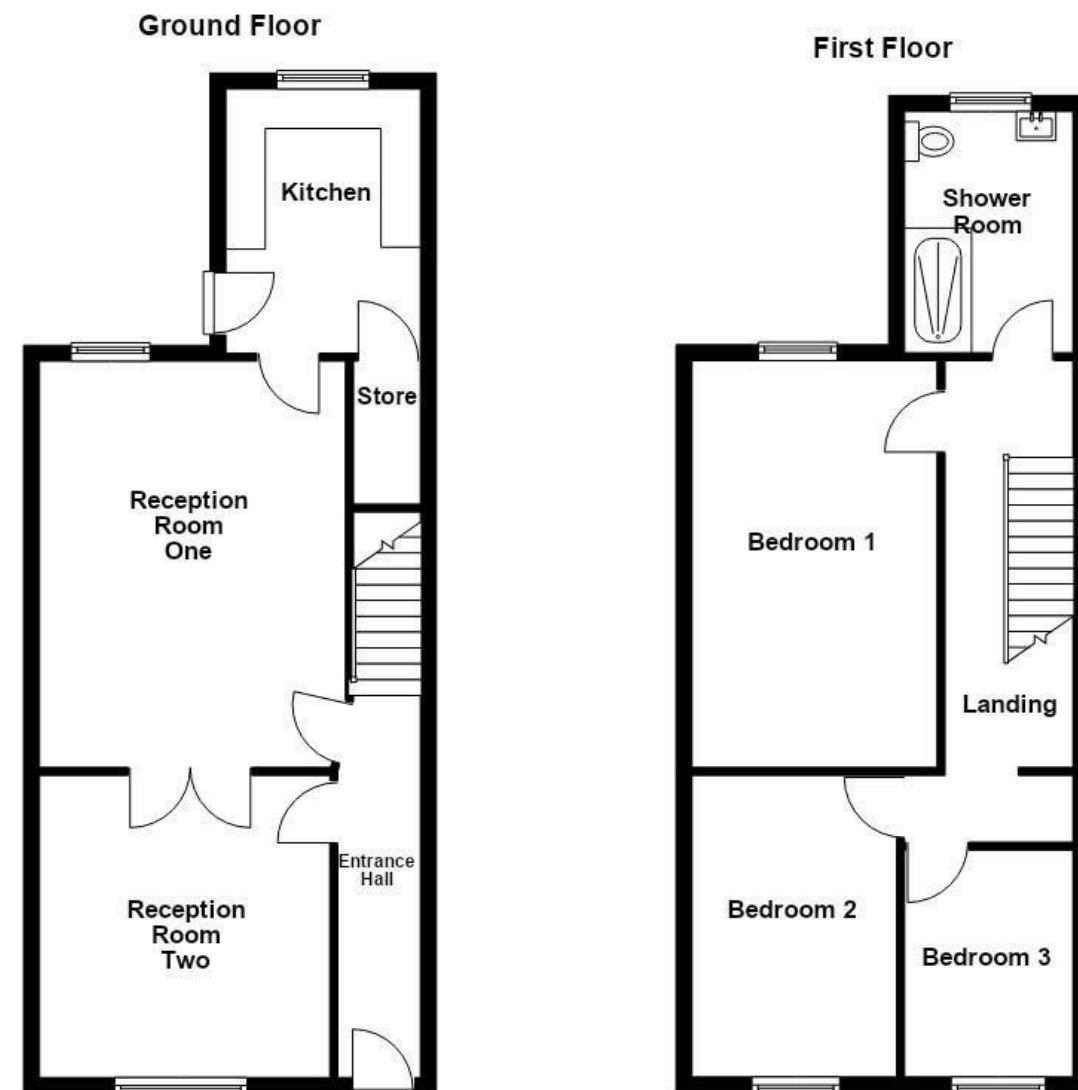




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Prettywood, Bury, BL9 7HX

£215,000

Nestled in the charming area of Prettywood, Bury, this delightful mid-terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen, which is designed to meet the needs of contemporary living. It offers a stylish and functional space for cooking and dining, making it a joy to prepare meals. The spacious bathroom is equally impressive, featuring modern fixtures and a design that enhances the overall appeal of the home.

This property is not only a comfortable living space but also benefits from its convenient location in Prettywood, which is known for its friendly community and accessibility to local amenities. Whether you are looking to settle down or invest, this terraced house presents an excellent opportunity to enjoy a modern lifestyle in a welcoming neighbourhood. Don't miss the chance to make this lovely home your own.

Prettywood, Bury, BL9 7HX

£215,000

 3  1  2  C

- Charming Three-Bedroom Mid-Terraced Home
 - Three Well-Proportioned Bedrooms
 - On Street Parking
 - Tenure - Freehold
- Two Spacious Reception Rooms
 - Spacious Modern Bathroom
 - EPC Rating - C
- Modern Fitted Kitchen
 - Ideal Family Or Investment Home
 - Council Tax Band - B

Ground Floor

Entrance

UPVC double glazed door to entrance hall.

Entrance Hall

13'4 x 3'5 (4.06m x 1.04m)

Central heating radiator, coving, alarm panel, doors to reception room one and reception room two, stairs to first floor.

Reception Room Two

12'6 x 12'1 (3.81m x 3.68m)

UPVC double glazed window, central heating radiator, television point, coving, French doors to reception room one.

Reception Room One

16'10 x 12'8 (5.13m x 3.86m)

UPVC double glazed window, central heating radiator, coving, door leading to kitchen.

Kitchen

11 x 8 (3.35m x 2.44m)

UPVC double glazed window, central heating radiator, high gloss wall and base units with laminate surfaces, acrylic splashbacks, one and a half sink with drainer and mixer tap, freestanding oven, space for fridge freezer, plumbing for washing machine, tiled flooring, UPVC door to rear.

First Floor

Landing

16'10 x 5'4 (5.13m x 1.63m)

Central heating radiator, coving, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

17 x 10'2 (5.18m x 3.10m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'6 x 8'7 (3.81m x 2.62m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'5 x 7 (2.87m x 2.13m)

UPVC double glazed window, central heating radiator.

Shower Room

10 x 7 (3.05m x 2.13m)

UPVC double glazed window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and a direct feed walk in shower, tiled elevations, bidet, PVC panelled ceiling, lino flooring.

External

Front

Courtyard.

Rear

Enclosed paved yard.



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