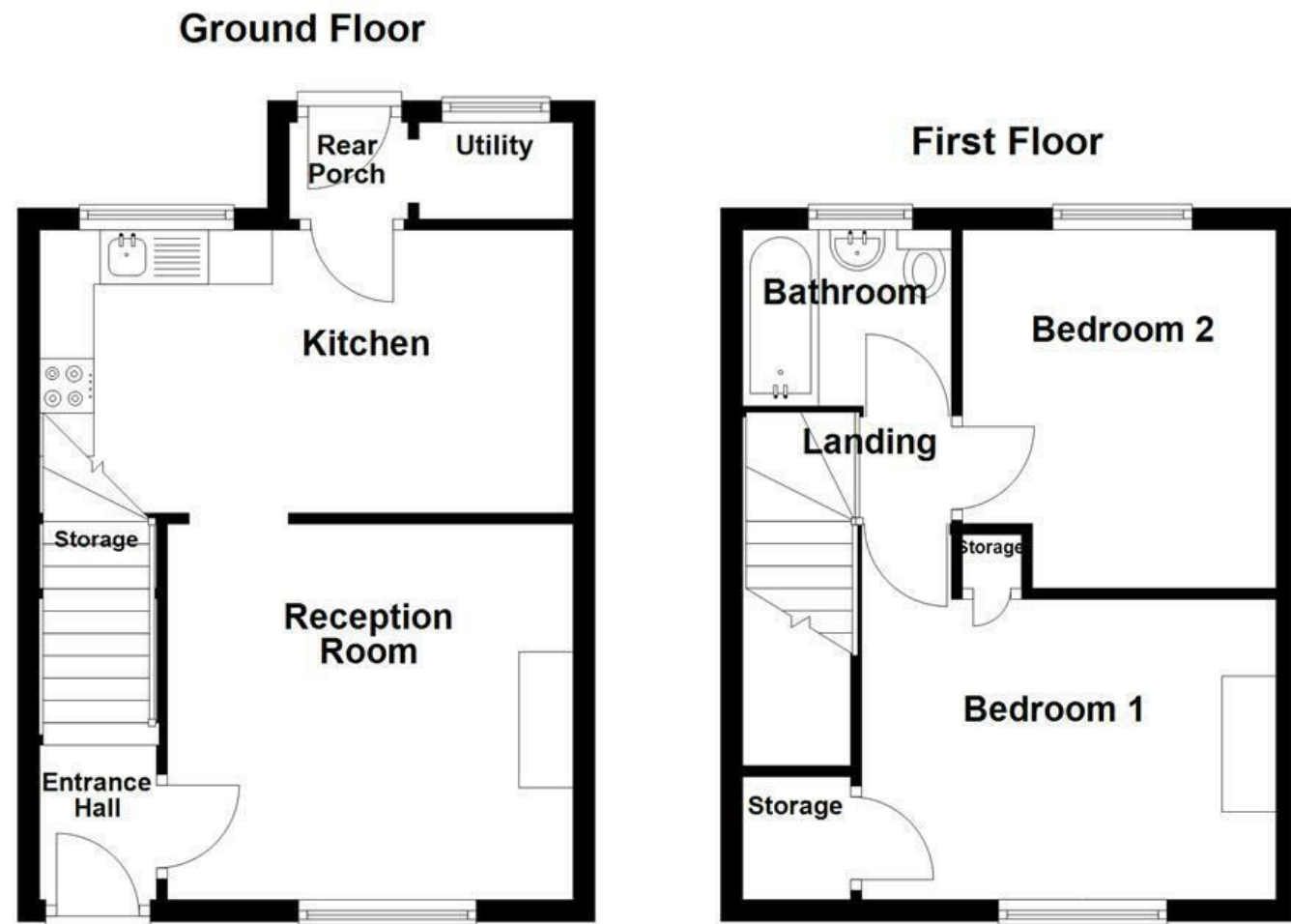




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Lichfield Drive, Bury, BL8 1BJ

Offers Over £149,950

ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH OFF ROAD PARKING

Located in the tranquil Lichfield Drive, this charming mid-terrace house offers a delightful living experience in the heart of Bury. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The spacious kitchen provides ample room for culinary creativity, while the inviting lounge serves as a perfect space for relaxation and entertaining guests.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features is the private driveway, which offers off-road parking, a valuable asset in this area. The rear garden is a true gem, providing a peaceful retreat that is not overlooked, allowing for moments of solitude or gatherings with friends and family in complete privacy.

Situated on a quiet street, this home is within walking distance of Bury Town Centre, where you can enjoy a variety of shops, restaurants, and local amenities. The combination of a serene location and proximity to the vibrant town centre makes this property an ideal choice for those seeking both tranquility and convenience.

In summary, this two-bedroom house on Lichfield Drive presents an excellent opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

Lichfield Drive, Bury, BL8 1BJ
Offers Over £149,950

2 1 1 D

- Tenure Freehold
- Two Generously Sized Double Bedrooms
- Envious Rear Garden Space
- Easy Access To Major Network Links
- Off Road Parking
- EPC Rating D
- Viewing Essential
- Council Tax Band A
- Kitchen/Dining Area with Access To A Utility And Rear Porch
- Close Proximity To Local Amenities

Ground Floor

Entrance Hall
4'8 x 3'6 (1.42m x 1.07m)

Reception Room
12'3 x 11'4 (3.73m x 3.45m)

Kitchen
15'8 x 8'7 (4.78m x 2.62m)

Rear Porch
3'7 x 2'10 (1.09m x 0.86m)

Utility
4'8 x 2'11 (1.42m x 0.89m)

First Floor

Landing
6'2 x 2'9 (1.88m x 0.84m)

Bedroom One
14'5 x 11' (4.39m x 3.35m)

Bedroom Two
11'2 x 10'11 (3.40m x 3.33m)

Bathroom
6'4 x 6' (1.93m x 1.83m)

