



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Benson Street, Bury, BL9 7EP

Offers Over £220,000

AN ENVIABLE FAMILY HOME

Offering four double bedrooms, two bathrooms, neutral decoration and modern fixtures and fittings, this exceptional four bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Bury. A stones throw away from the ever-popular market town, this property boasts an abundance of indoor space, fantastic storage space and is a complete blank canvas for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room benefits from open access on to a contemporary fitted kitchen. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the second floor. The second floor benefits from two double bedrooms with the third bedroom housing an en suite bathroom. Externally there is an enclosed yard to the rear and garden to the front.

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

Benson Street, Bury, BL9 7EP
Offers Over £220,000

 4  2  2  D

- An Exceptional Mid Terraced Property
 - Modern Fixtures And Fittings
 - On Street Parking
 - Tenure Leasehold
- Four Double Bedrooms
 - Beautifully Presented
 - Council Tax Band A
- Sought After Location
 - Two Bathrooms
 - EPC Rating D

Ground Floor

Entrance Vestibule

3'6 x 2'5 (1.07m x 0.74m)
Composite double glazed frosted front door, vinyl flooring and hardwood single glazed door to hall.

Hall

14'0 x 3'6 (4.27m x 1.07m)
Spotlights, door to reception room one, single glazed door to reception room two and stairs to first floor.

Reception Room One

13'9 x 10'4 (4.19m x 3.15m)
UPVC double glazed window, upright central heating radiator, television point, spotlight any vinyl flooring.

Reception Room Two

13'9 x 9'6 (4.19m x 2.90m)
Central heating radiator, vinyl flooring, under stairs storage and open to kitchen.

Kitchen

12'11 x 8'11 (3.94m x 2.72m)
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated boiler, tiled flooring and UPVC door to rear.

First Floor

Landing

14'0 x 5'6 (4.27m x 1.68m)
Wood effect laminate flooring, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'0 x 11'0 (4.27m x 3.35m)
UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bedroom Two

9'7 x 9'5 (2.92m x 2.87m)
UPVC double glazed window, central heating radiator and wood effect lino flooring.

Bathroom

9'7 x 4'3 (2.92m x 1.30m)
Chrome heated towel rail, vanity top wash basin with mixer tap, PVC panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, tiled elevations, PVC to ceiling and tiled flooring.

Second Floor

Landing

9'3 x 2'6 (2.82m x 0.76m)
Smoke detector, wood effect laminate flooring and doors to two bedrooms.

Bedroom Three

13'3 x 9'1 (4.04m x 2.77m)
Two UPVC double glazed windows, central heating radiator, wood effect laminate flooring and door to en suite.

En Suite

8'0 x 3'10 (2.44m x 1.17m)
Central heated towel rail, dual flush WC, PVC panel bath with mixer tap and overhead direct feed rainfall shower, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Bedroom Four

9'2 x 8'8 (2.79m x 2.64m)
Velux window, central heating radiator, eave storage and wood effect laminate flooring.

External

Rear

Enclosed yard.

Front

Paved forecourt.

