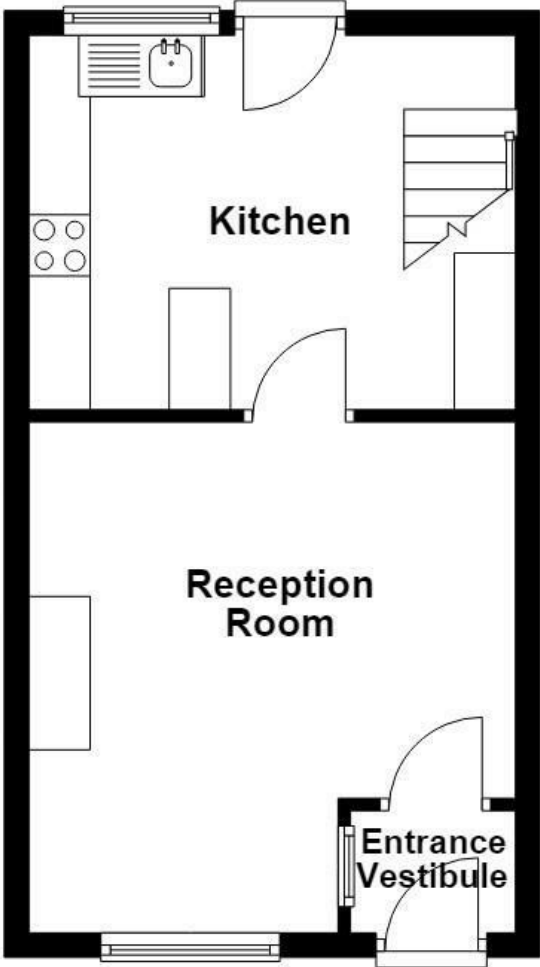
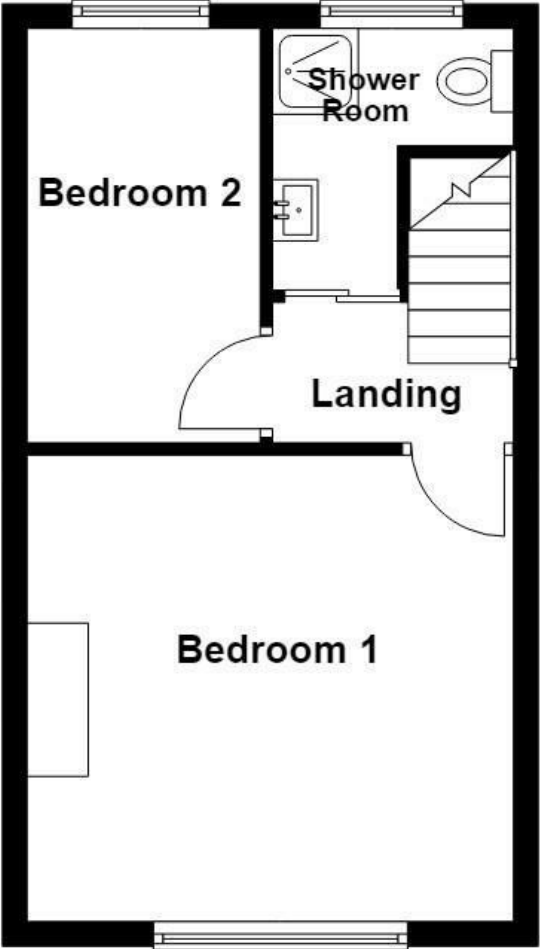


### Ground Floor



### First Floor



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>89</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>70</b>                                   |           |

**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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Openshaw Fold Road, Bury, BL9 9ND

### Offers Over £175,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH OFF ROAD PARKING

Nestled on Openshaw Fold Road in Bury, this fantastic mid-terrace cottage presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a welcoming living area that is perfect for relaxation and entertaining, complemented by a charming fitted kitchen that enhances the cottage's character.

With two spacious bedrooms, this home offers ample space for comfortable living. The well-appointed shower room adds to the convenience of the property, making it suitable for modern lifestyles. Outside, the lovely rear yard provides a private outdoor space, ideal for enjoying the fresh air or hosting gatherings.

Additionally, the property comes with the advantage of two allocated parking spaces, a rare find in such a desirable location. This cottage not only offers a warm and inviting atmosphere but also represents a sound investment in a thriving community. Whether you are looking to make your first step onto the property ladder or seeking a promising rental opportunity, this charming home on Openshaw Fold Road is not to be missed.

# Openshaw Fold Road, Bury, BL9 9ND

Offers Over £175,000

 2  1  1  C

- Two Bedroom Mid Terrace Cottage
- Modern Shower Room
- Two Allocated Off Road Parking Spaces
- Tenure - Leasehold
- Spacious Living Room
- Ideal First Time Buy Or Investment
- EPC Rating - C
- Fitted Kitchen
- Popular Bury Location
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

4'5 3'3 (1.35m 0.99m)

### Reception Room

13'8 x 13 (4.17m x 3.96m)

### Kitchen Diner

13 x 10 (3.96m x 3.05m)

## First Floor

### Landing

6'7 x 2'3 (2.01m x 0.69m)

### Bedroom One

13'1 x 12'9 (3.99m x 3.89m)

### Bedroom Two

10 x 6'3 (3.05m x 1.91m)

### Shower Room

7'9 x 6'7 (2.36m x 2.01m)

## External

### Front

Two allocated parking spaces.

### Rear

Enclosed paved yard.



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