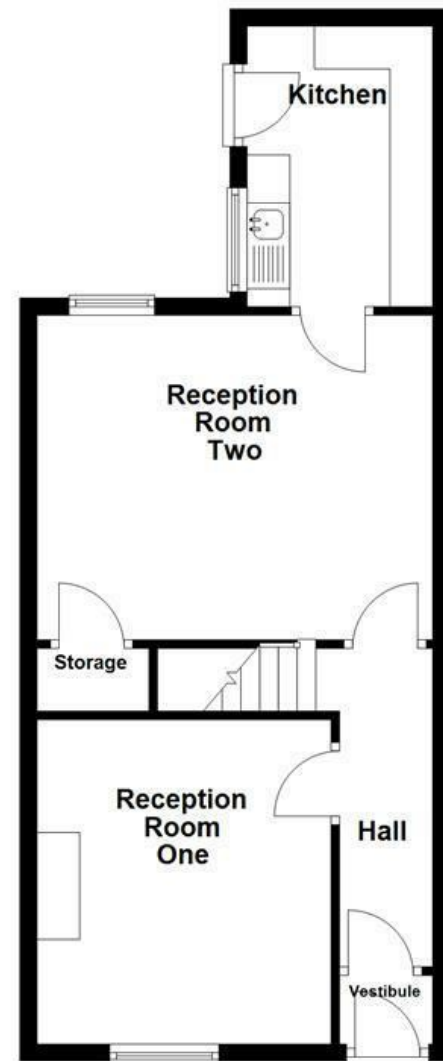
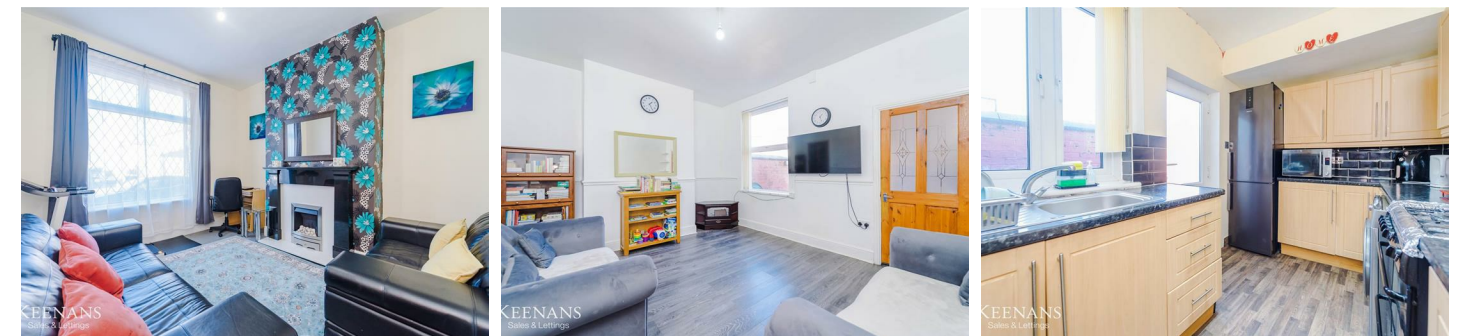
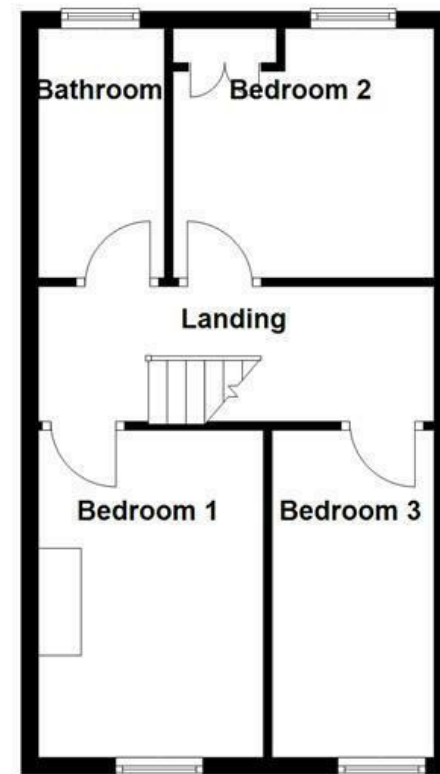


Ground Floor



First Floor



Chesham Road, Bury, BL9 6NA

Offers Over £160,000

AN EXCEPTIONAL FAMILY HOME

Offering spacious rooms, neutral decoration and three generously sized bedrooms, this enviable three 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 centre, this property boasts two living areas, modern fitted bathroom and is the perfect family home ready to move straight into! 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 guides you through to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Chesham Road, Bury, BL9 6NA
Offers Over £160,000

 3  1  2  D

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating D
 - Three Generously Sized Bedrooms
 - Abundance Of Space

Ground Floor

Entrance

UPVC double glazed leaded door to vestibule.

Vestibule

3'7 x 2'8 (1.09m x 0.81m)

Dado rail, meter cupboard, wood effect lino flooring and hard wood single glazed frosted door to hall.

Hall

12'2 x 3'5 (3.71m x 1.04m)

Central heating radiator, corbel, dado rail, hard wood single glazed frosted doors to two reception rooms and stairs to first floor.

Reception Room One

12'5 x 11'3 (3.78m x 3.43m)

UPVC double glazed window, central heating radiator, ceiling rose, gas fire with granite effect hearth and surround, television point.

Reception Room Two

15' x 12'4 (4.57m x 3.76m)

UPVC double glazed window, central heating radiator, dado rail, television point, under stairs storage, wood effect laminate flooring and hard wood single glazed frosted door to kitchen.

Kitchen

10'9 x 7'1 (3.28m x 2.16m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven with four ring gas hob, integrated extractor hood, space for fridge freezer, plumbed for washing machine, wood effect lino flooring and UPVc double glazed frosted door to rear.

First Floor

Landing

15' x 5'2 (4.57m x 1.57m)

Central heating radiator, loft access, dado rail, wood effect laminate flooring, doors to three bedrooms and bathroom.

Bedroom One

12'5 x 8'6 (3.78m x 2.59m)

UPVC double glazed window, central heating radiator, dado rail and wood effect laminate flooring.

Bedroom Two

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window, central heating radiator, fitted wardrobe and wood effect laminate flooring.

Bedroom Three

12'5 x 6'2 (3.78m x 1.88m)

UPVC double glazed leaded window, central heating radiator, dado rail and wood effect laminate flooring.

Bathroom

9'6 x 4'5 (2.90m x 1.35m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, panel bath with electric feed shower and mixer tap, pedestal wash basin with mixer tap, tiled elevation, PVC to ceiling, spotlights, extractor fan and tiled flooring.

External

Front

Courtyard.

Rear

Enclosed yard with timber shed and gate to shared access road.



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