



## Birley Street, Bury, BL9 5DT

£145,000

IMPRESSIVE THREE BEDROOM PROPERTY \_ IDEAL INVESTMENT OPPORTUNITY

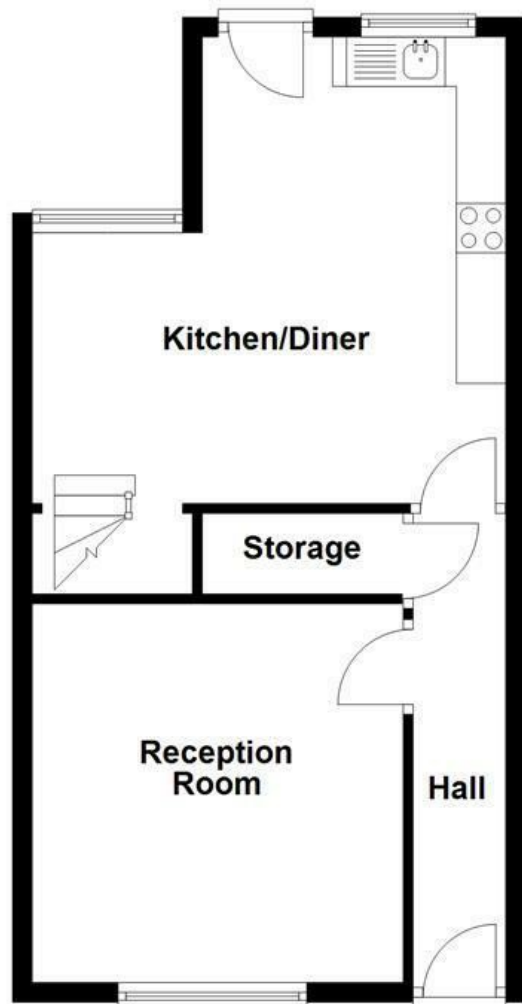
Situated on the charming Birley Street in Bury, this stunning mid-terrace house presents an excellent opportunity for those seeking a project to truly make their own. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

As you enter, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen/diner, which provides ample room for culinary creativity and family gatherings. This versatile space is perfect for both casual dining and more formal occasions, making it a wonderful hub for daily life.

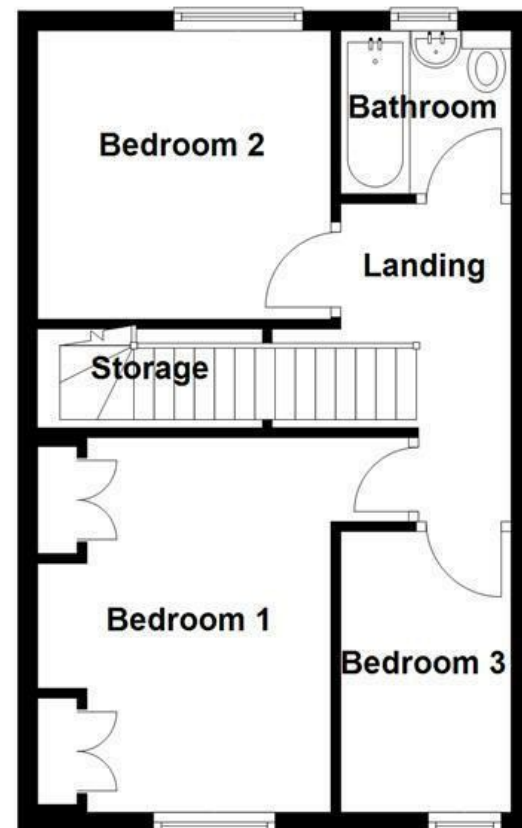
The property also features a well-appointed bathroom, ensuring convenience for all residents. With its potential for personalisation, this home invites you to explore your design ideas and transform it into your dream living space.


Located in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it a practical choice for families and professionals alike. Whether you are looking to

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

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- Tenure Leasehold
- On Street Parking
- Viewing Recommended
- Easy Access To Major Network Links
- Council Tax Band A
- Three Well Proportioned Bedrooms
- Abundance Of Indoor Space
- EPC Rating D
- Ideal Investment Opportunity
- Rear Yard Space

## Ground Floor

### Hallway

15 x 3'1 (4.57m x 0.94m)

### Reception Room

12'7 x 12'2 (3.84m x 3.71m)

### Kitchen/Diner

15'9 x 15'6 (4.80m x 4.72m)

## First floor

### Landing

9 x 8'5 (2.74m x 2.57m)

### Bedroom One

12'2 x 11'4 (3.71m x 3.45m)

### Bedroom Two

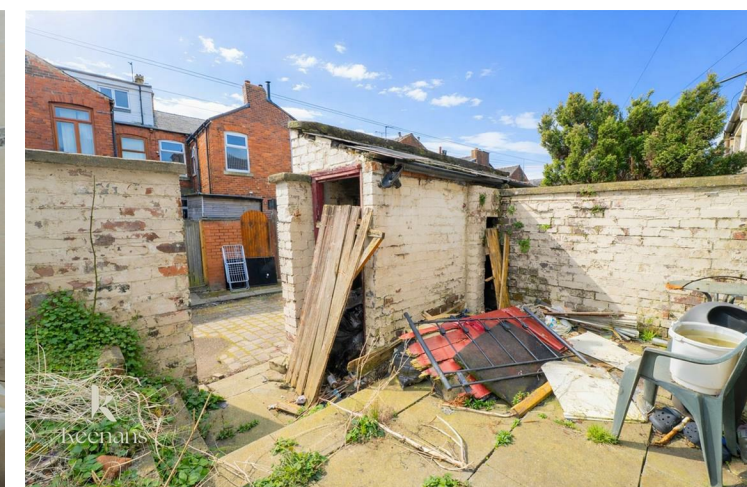
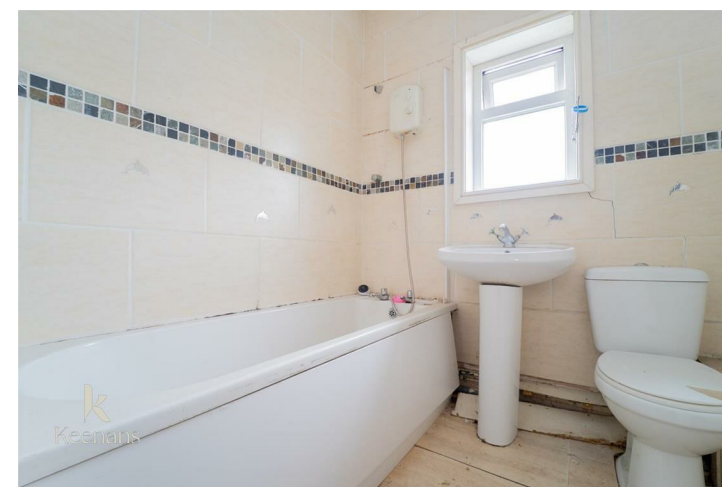
9'8 x 9 (2.95m x 2.74m)

### Bedroom Three

9'4 x 5'8 (2.84m x 1.73m)

### Bathroom

6 x 5'5 (1.83m x 1.65m)



Tel: 01617510340

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