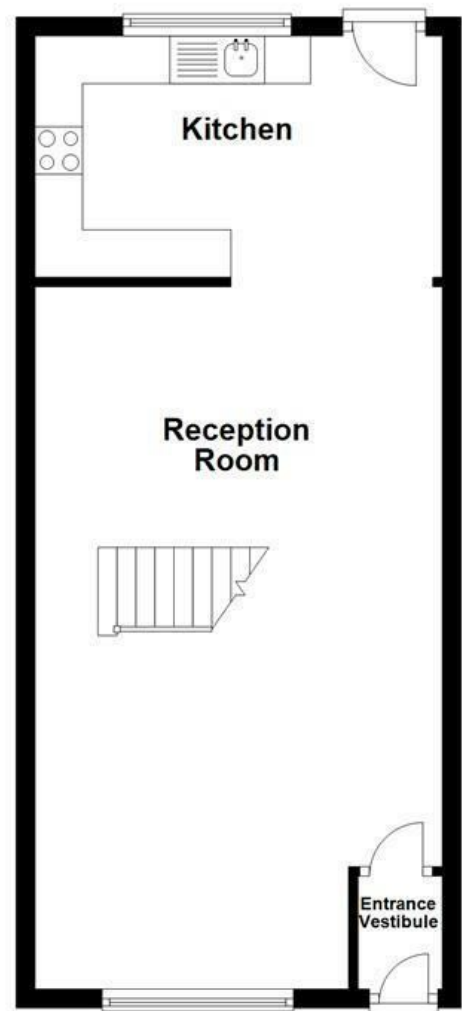


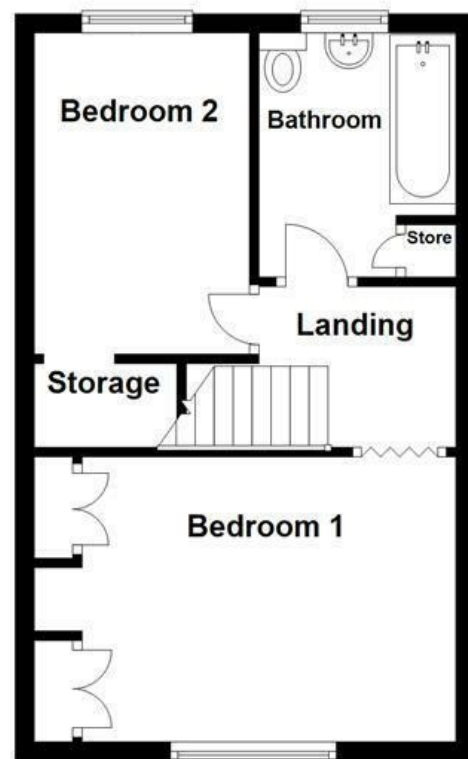
### Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



### First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>62</b> | <b>85</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 |           |           |
| 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.

## Wells Street, Bury, BL9 OTU

### Offers Over £189,950

Nestled on the charming Wells Street, this stunning terraced house offers a delightful blend of modern living and comfort. As you enter through the inviting vestibule, you are welcomed into a spacious open-plan living room that seamlessly flows into the dining area and contemporary kitchen. The decor throughout the home is stylish and modern, creating a warm and inviting atmosphere.

Upstairs, you will find two generously sized bedrooms, perfect for relaxation or study, along with a fully fitted modern bathroom that caters to all your needs. The property also boasts a private rear garden, an ideal space for outdoor entertaining or simply enjoying a quiet moment in the fresh air.

For those who drive, the front of the property features permit holders only parking, ensuring convenience for residents. Additionally, the home's prime location means you are just a stone's throw away from the bustling town centre, providing easy access to shops, cafes, and local amenities.

This property is perfect for anyone seeking a comfortable and stylish home in a vibrant community. Don't miss the opportunity to make this lovely house your new home.

Wells Street, Bury, BL9 OTU

Offers Over £189,950

 2  1  1  D

- Stunning End Terraced Property
  - Fitted Kitchen
  - Viewing Essential
  - EPC D
- Large Living/Dining Area
  - Large Low Maintenance Garden
  - Tenure Leasehold
- Two Double Bedrooms
  - Perfect for First Time Buyers
  - Council Tax Band A

Ground Floor

Entrance

Composite door to entrance vestibule.

Vestibule

3'11 x 2'11 (1.19m x 0.89m)

Wood effect laminate flooring, door to reception room.

Reception Room

24'3 x 14'1 (7.39m x 4.29m)

UPVC double glazed window, two central heating radiators, wood effect laminate flooring, gas fireplace with feature brick wall, TV point, stairs to first floor, opening to kitchen area.

Kitchen

8'4 x 14'1 (2.54m x 4.29m)

UPVC double glazed window, composite frosted door leading to garden, spotlights, tiled flooring and splashbacks, marble effect worktop, stainless steel sink with mixer tap and feature boil tap, high-gloss wall and base units, integrated dishwasher, space for washing machine and cooker.

First Floor

Landing

Access to loft, doors to bedrooms and bathroom.

Bathroom

8'5 x 6'4 (2.57m x 1.93m)

UPVC double glazed frosted window, spotlights, heated towel rail, tiled flooring and partially tiled wall, dual flush toilet, walk-in shower with direct feed, vanity sink with mixer tap, storage cupboard.

Bedroom One

12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed window, central heating radiator, fitted storage.

Bedroom Two

11'1 x 7'5 (3.38m x 2.26m)

UPVC double glazed window, central heating wall mounted radiator, fitted storage.

Rear

Laid to lawn grass, patio area, shed.



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