



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Halstead Street, Bury, BL9 6NB

£210,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with neutral decoration, modern kitchen and impressive detached garage, this enviable three bedroom townhouse property is being proudly welcomed to the market in the desirable location of Bury. With fantastic garden space, open plan living and dining area and being a complete blank canvas, this property is the perfect home 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, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to a contemporary fitted kitchen and conservatory. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a shower room. Externally there is an enclosed garden to laid to lawn garden with paving, bedding and access on to a detached garage. To the front there is a garden with paving and bedding areas.

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

Halstead Street, Bury, BL9 6NB

£210,000



- Terraced Property
- Contemporary Fitted Kitchen With Appliances
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band; A

Ground Floor

Hall

5'6 x 5'1 (1.68m x 1.55m)
Composite double glazed entrance door, central heating radiator, dado rail, wood effect laminate floor, stairs to first floor and hardwood single glazed door tot reception room.

Reception Room

24'11 x 13'1 (7.59m x 3.99m)
UPVC double glazed window, central heating radiator, electric fire, stone hearth and surround, integrated shelving, TV point, wood effect laminate floor, hardwood single glazed door to kitchen and UPVC double glazed sliding door to conservatory.

Kitchen

9'8 x 7'9 (2.95m x 2.36m)
Two UPVC double glazed windows, central heating radiator, panel wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven and combination microwave in high rise unit, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, under stairs storage, tile effect lino flooring and composite double glazed frosted stable door to rear.

Conservatory

9'10 x 8'10 (3.00m x 2.69m)
UPVC double glazed windows, central heating radiator, polycarbonate roof, ceiling fan, tile effect vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'2 x 6'10 (2.49m x 2.08m)
Loft access, smoke alarm, dado rail, boiler cupboard and hardwood doors to three bedrooms and shower room.

Bedroom One

14'10 x 8'10 (4.52m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'; x 8'10 (3.05m; x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

9'7 x 6'10 (2.92m x 2.08m)
UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Shower Room

6'9 x 6'8 (2.06m x 2.03m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct fed shower in corner enclosure, tiled elevation and wood effect lino flooring.

External

Front

Courtyard with bedding area.

Rear

Laid to lawn garden, paving, bedding areas, mature shrubs and access to detached garage.

Detached Garage

19'4 x 11'3 (5.89m x 3.43m)
Up and over door, UPVC double glazed frosted window, power, lighting and UPVC door to rear.



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