Keenans

Ground Floor

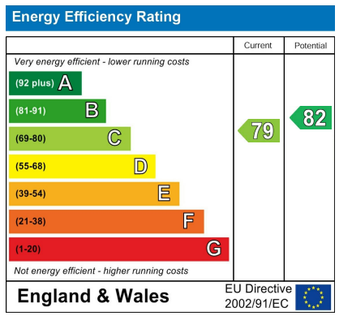












These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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Gigg Lane, Bury, BL9 9JD

£120,000

AN ENVIABLE GROUND FLOOR FLAT PROPERTY - CASH BUYERS ONLY

Nestled in the desirable Gigg Lane area of Bury, this charming mid-terraced flat presents an exceptional opportunity for first-time buyers and investors alike. With its enviable garden front, this property boasts spacious rooms adorned with neutral decoration, allowing for a personal touch to be added effortlessly.
The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The open-plan kitchen diner is a highlight, creating a welcoming environment for both cooking and entertaining. This layout not only maximises the use of space but also fosters a sense of community within the home.

One of the most appealing aspects of this property is the absence of any chain delay, ensuring a smooth and swift transition for the new owner. This is particularly advantageous for those eager to settle into their new home without unnecessary waiting periods.
Situated in one of the most sought-after areas of Bury, this flat is truly not to be missed. Its prime location offers easy access to local amenities, transport links, and green spaces, making it an ideal choice for those looking to enjoy the best of both convenience and comfort. Whether you are embarking on your journey as a homeowner or seeking a promising investment, this property stands as a complete blank canvas, ready for you to make it your own.

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

Gigg Lane, Bury, BL9 9JD

£120,000

2 1 1 C

- Tenure Leasehold
- Council Tax Band A
- EPC Rating C
- Off Road Parking
- Two Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Ample Indoor And Outdoor Space
- Viewing Essential
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance Vestibule
3'10 x 3'7 (1.17m x 1.09m)

Reception Room
14'3 x 13'4 (4.34m x 4.06m)

Hall
14'4 x 11'10 (4.37m x 3.61m)

Kitchen
11'7 x 7'5 (3.53m x 2.26m)

Bedroom One
13'6 x 10' (4.11m x 3.05m)

Bedroom Two
11'8 x 6'7 (3.56m x 2.01m)

Bathroom
8' x 4'5 (2.44m x 1.35m)

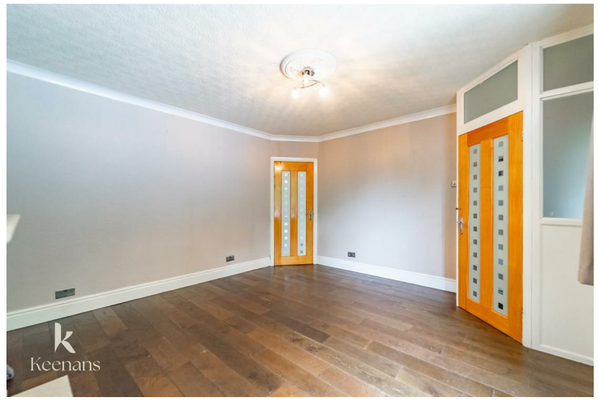
External

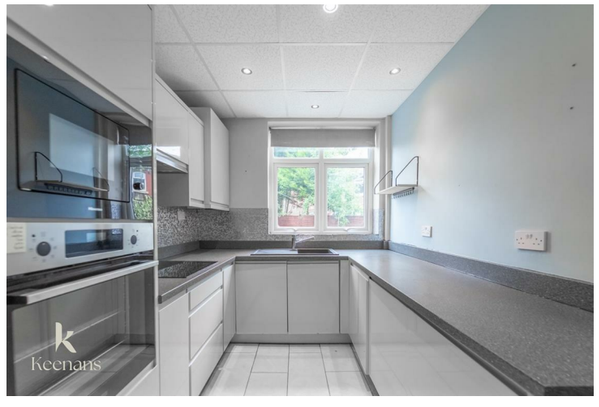
Front
Gravel drive and paving to front entrance door.

Rear
Enclosed garden with paving and workshop with electrics fitted.







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