



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</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>                            | <b>69</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Inman Street, Bury, BL9 0TP

### £275,000

THREE BEDROOM SEMI DETACHED HOME IN BURY

Situated in the charming area of Inman Street, Bury, this delightful semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that seamlessly extends into a spacious dining area, creating an inviting space ideal for both relaxation and entertaining.

The kitchen has been thoughtfully designed to maximise space, ensuring that it is both functional and efficient for everyday living. This home boasts three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The well-appointed shower room adds to the convenience of this property, catering to the needs of modern family life.

Outside, the property features off-road parking and a garage, providing ample space for vehicles and additional storage. The rear garden is a true highlight, fully enclosed and paved, offering a safe and private area for children to play or for hosting summer gatherings.

One of the standout features of this property is its prime location. Situated in close proximity to well-regarded schools and colleges, it is perfect for families with children. Additionally, the vibrant town centre is just a stone's throw away, offering a variety of shops, cafes, and amenities to cater to your everyday needs. Excellent transport links further enhance the appeal, providing easy access to surrounding areas and making commuting a breeze.

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# Inman Street, Bury, BL9 0TP

## £275,000

 3  1  1  C

- Exceptional Semi Detached Property
  - Modern Fitted Kitchen
  - Off Road Parking and Garage
  - EPC Rating C
- Three Bedrooms
  - Ideal Rental Investment
  - Tenure Leasehold
- Three Piece Shower Room
  - Low Maintenance Externals
  - Council Tax Band C

### Ground Floor

Paved driveway, mature shrubbery and access to garage.

#### Entrance Porch

5'2 x 3'1 (1.57m x 0.94m)

UPVC front door, UPVC double glazed frosted windows, tiled elevations, wood effect lino flooring and door to reception room.

#### Reception Room

23'6 x 14'9 (7.16m x 4.50m)

UPVC double glazed window, two central heating radiators, smoke detector, television point, wood effect lino flooring, door to kitchen, door to stairs to first floor and UPVC double glazed French doors to rear.

#### Kitchen

11'6 x 7'2 (3.51m x 2.18m )

UPVC double glazed window, range of wall and base units with laminate work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled effect flooring, door to under stairs storage and UPVC double glazed frosted door to side elevation.

### First Floor

#### Landing

9'1 x 5'9 (2.77m x 1.75m)

UPVC double glazed frosted window, loft access, spotlights, doors leading to three bedrooms, shower room and storage.

#### Bedroom One

12'6 x 8'0 (3.81m x 2.44m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'9 x 8'8 (3.28m x 2.64m )

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'3 x 6'5 (2.51m x 1.96m )

UPVC double glazed window, central heating radiator and over stairs storage.

#### Shower Room

5'10 x 5'7 (1.78m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, partially tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed garden with paving, greenhouse and access to garage.

#### Garage

17'4 x 9'2 (5.28m x 2.79m)

#### Front

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