



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(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		
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Blossom Walk, Bury, BL9 6GF

### Offers Over £170,000

Nestled in the charming Blossom Walk of Bury, this beautiful modern terraced house is a gem waiting to be discovered. As you step inside, you are greeted by a spacious reception room, perfect for creating lasting memories with loved ones or hosting delightful gatherings with friends.

This delightful home features two double bedrooms, ideal for a family or first-time buyers looking to settle into a comfortable space. The property also boasts a well-appointed bathroom, ensuring convenience and comfort for everyone.

One of the highlights of this property is the ample back garden, providing a serene outdoor space where you can bask in the sun, unwind after a long day, or even cultivate your own little garden oasis. Additionally, the allocated parking to the rear of the house offers a practical solution for your parking needs.

Conveniently situated near local shops and amenities, this terraced home offers not just a place to live, but a lifestyle of ease and accessibility. Don't miss the opportunity to make this house your home and experience the best of what Bury has to offer.



# Blossom Walk, Bury, BL9 6GF

## Offers Over £170,000

 **2**  **1**  **1**  **B**

- Immaculate Mid Terrace Property
- Stunning Fitted Kitchen
- Allocated Parking At The Rear
- EPC Rating B
- Spacious Reception Room
- Modern Three Piece Bathroom
- Tenure Freehold
- Two Double Bedrooms
- Enclosed Rear Garden
- Council Tax Band B

### Ground Floor

#### Entrance Vestibule

4'5 x 3'5 (1.35m x 1.04m)

Composite double glazed frosted front door and door to reception room.

#### Reception Room

16'4 x 11'7 (4.98m x 3.53m )

UPVC double glazed window, central heating radiator, smoke detector and door to kitchen/dining area.

#### Kitchen/Dining Area

13'7 x 11'7 (4.14m x 3.53m)

Central heating radiator, range of high gloss wall and base units with laminate surfaces, stainless steel inset sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, plumbing for washing machine, space for a fridge freezer, breakfast bar, spotlights, smoke detector, laminate flooring and door to WC.

#### WC

4'6 x 3'9 (1.37m x 1.14m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap and laminate flooring.

### First Floor

#### Landing

9'1 x 3'1 (2.77m x 0.94m )

Central heating radiator, smoke detector, doors to two bedrooms and bathroom.

#### Bedroom One

11'7 x 10'7 (3.53m x 3.23m)

Two UPVC double glazed windows, central heating radiator and loft access.

#### Bedroom Two

11'7 x 8'9 (3.53m x 2.67m)

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

#### Bathroom

8'2 x 5'6 (2.49m x 1.68m )

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower and rinse head, spotlights, extractor fan, part tiled elevations and laminate flooring.

### External

#### Rear

Enclosed garden with laid to lawn and paved patio.



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