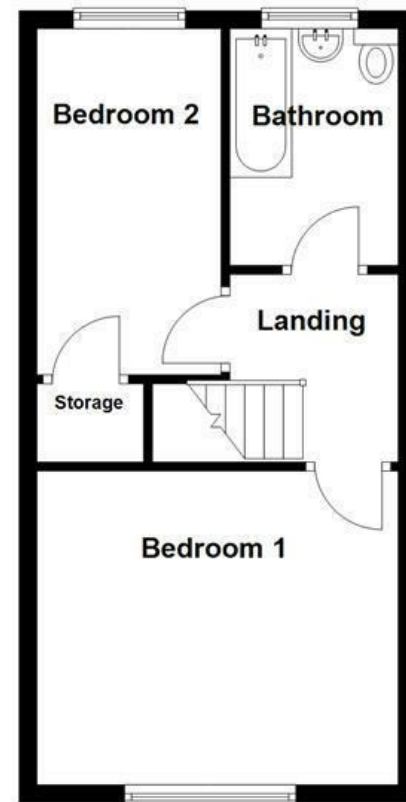


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Scobell Street, Bury, BL8 3DD

£190,000

Situated on Scobell Street in the charming area of Tottington, Bury, this stunning two-bedroom house offers a delightful blend of comfort and picturesque views. The property boasts breath-taking vistas of the surrounding farm fields, providing a serene backdrop for everyday living.

Upon entering, you will be greeted by a spacious and inviting atmosphere. The large kitchen is a true highlight, featuring a decorative fireplace that adds character and warmth to the space. This area is perfect for both cooking and entertaining, allowing for a seamless flow between the kitchen and the reception room.

The house includes a well-appointed four-piece suite bathroom, ensuring convenience and luxury for residents and guests alike. Additionally, a utility room enhances the practicality of the home, providing ample storage and laundry space.

With its generous layout and charming features, this property is ideal for those seeking a peaceful retreat while still being close to local amenities. Whether you are a first-time buyer or looking to downsize, this house on Scobell Street is a wonderful opportunity to enjoy the best of Tottington living. Don't miss the chance to make this beautiful home your own.

# Scobell Street, Bury, BL8 3DD

£190,000



- Stunning Mid Terrace Home
- Two Double Bedrooms
- Easy On-Street Parking
- EPC D
- Living Room & Kitchen/Dining Room
- Paved Rear Garden
- Tenure Leasehold
- Stunning Views to Front
- Perfect for First Time Buyers
- Council Tax Band A

## First Floor

### Reception Room

11'9 x 13'9 (3.58m x 4.19m)  
UPVC double glazed window, central heating radiator.

### Kitchen

13'3 x 12'8 (4.04m x 3.86m )  
UPVC double glazed window, central heating radiator, tiled flooring, double stainless steel sink with mixer tap, integrated cooker with extractor fan, tiled splash back.

### Utility Room

8'4 x 4'10 (2.54m x 1.47m)  
UPVC double glazed window, central heating radiator, combi boiler, marble worktops, plumbing for washer dryer, extractor fan, PVC frosted door.

## First Floor

### Bedroom One

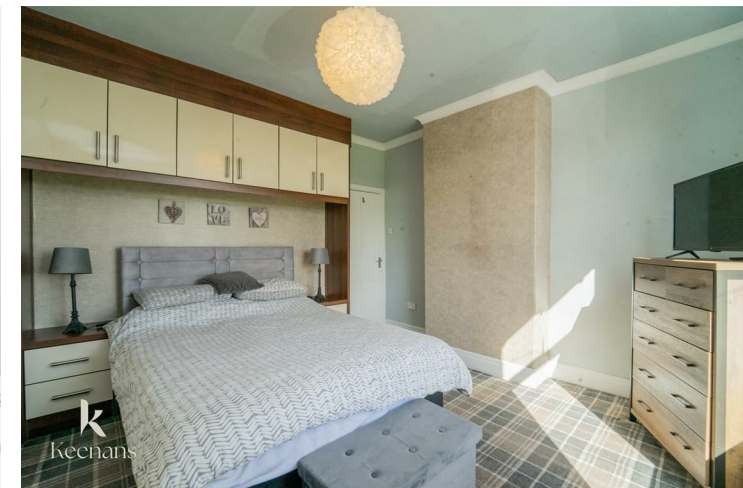
13'7 x 12 (4.14m x 3.66m)  
UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

12'11 x 6'9 (3.94m x 2.06m)  
UPVC double glazed window, central heating radiator.

### External

Rear paved garden.



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