



## Holly Street, Bury, BL9 7BS

### Offers Over £180,000

Nestled on Holly Street in the charming town of Bury, this end-terrace home offers a unique layout that is sure to impress. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The ground floor features two inviting reception rooms, providing ample room for relaxation and entertaining, alongside a fully fitted kitchen that is both functional and stylish.

Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat at the end of the day. The fully fitted bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the private rear garden, an ideal space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, parking is available at the front of the house, ensuring convenience for residents and visitors alike. For added peace of mind, the property is equipped with CCTV, enhancing security and safety.

This home on Holly Street presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-designed living space. With its unique layout and desirable features, it is a property not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(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.

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- Three Bedroom End Terraced Home
- Private Rear Garden
- On Street Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Well Presented Throughout
- EPC Rating - TBC
- Fully Fitted Kitchen
- Convenient Bury Location
- Council Tax Band - A

## Ground Floor

### Entrance Vestibule

4'4 x 3'4 (1.32m x 1.02m)

### Reception Room One

15'7 x 13'1 (4.75m x 3.99m)

### Reception Room Two

11'4 x 15'7 (3.45m x 4.75m)

### Kitchen

11'1 x 7'8 (3.38m x 2.34m)

## First Floor

### Bedroom One

11'3 x 8'9 (3.43m x 2.67m)

### Bedroom Two

10'8 x 9'5 (3.25m x 2.87m)

### Bedroom Three

10'6 x 6 (3.20m x 1.83m)

### Bathroom

8'1 x 6'7 (2.46m x 2.01m)

## External

### Rear

Enclosed paved yard, bedding areas.

### Front

On street parking.



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