



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Halvard Avenue, Bury, BL9 6PS

Offers Over £190,000

IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Situated on Halvard Avenue in Bury, this deceptively spacious two bedroom mid terrace home presents an excellent opportunity for first-time buyers or rental investors seeking a well located property. The attractive red brick façade adds character to the exterior, while the low maintenance features ensure that you can enjoy your home without the burden of extensive upkeep.

Inside, the property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The large kitchen is perfect for those who enjoy cooking and offers plenty of room for dining. The layout of the home is both practical and inviting, making it a delightful space to live in.

With its convenient location, this home is ideally situated for easy access to local amenities and transport links, making it a perfect choice for those looking to settle in a vibrant community. Whether you are a first time buyer eager to step onto the property ladder or an investor searching for a promising rental opportunity, this mid-terrace house is sure to meet your needs. Don't miss the chance to make this lovely home your own.

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 2  1  2  C

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Space
 - Close Proximity To Local Amenities
- Council Tax Band B
 - Viewing Essential
 - Ideal First Time Buy
- EPC Rating C
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To major Commuter Routes

Ground Floor

Entrance

UPVC double glazed door to vestibule.

Vestibule

3'6 x 3'6 (1.07m x 1.07m)
Dado rail, meter cupboard, tiled floor and door to hall.

Hall

11'4 x 3'6 (3.45m x 1.07m)
Central heating radiator, cornice coving, corbels, dado rail, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

12' x 11'6 (3.66m x 3.51m)
UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, picture rail, living flame gas fire, granite hearth and surround, decorative mantel, wood effect flooring and two feature wall lights.

Reception Room Two

15'3 x 13'5 (4.65m x 4.09m)
UPVC double glazed window, central heating radiator, coving, picture rail, living flame gas fire, wood effect flooring, doors to under stairs storage and kitchen.

Kitchen

15'5 x 7'1 (4.70m x 2.16m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, space for freestanding oven, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, integrated fridge freezer, enclosed Worcester boiler, spotlights, part tiled elevation, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, dado rail, doors to two bedrooms and bathroom.

Bedroom One

15'3 x 11'11 (4.65m x 3.63m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, picture rail and fitted wardrobes.

Bedroom Two

16'4 x 8'11 (4.98m x 2.72m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

10'8 x 5'10 (3.25m x 1.78m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel P shaped bath with mixer tap, overhead direct feed shower, spotlights, tiled elevation and tiled floor.

External

Rear

Enclosed paved yard, outbuilding and gate to shared access road.

Front

Courtyard.



Tel: 01617510340

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