



Waterfold Lane, Bury, BL9 7JY

Offers Over £180,000

GENEROUS THREE-BEDROOM TERRACE IN BURY

Nestled on the charming Waterfold Lane in Bury, this delightful mid-terrace house offers a perfect blend of comfort and practicality. With three well-appointed bedrooms, this property is ideal for families or professionals seeking a serene living environment.

Upon entering, you are greeted by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The well-laid-out kitchen features a breakfast bar area, making it a wonderful space for casual dining or enjoying a morning coffee. The kitchen is designed to be both functional and stylish, catering to all your culinary needs.

The property boasts two generously sized bedrooms, each offering ample space for furnishings and personal touches. The third bedroom, complete with integrated storage, presents a versatile option that can easily serve as an office space, perfect for those who work from home or require a quiet study area. The property also benefits from a fully tanked cellar with a professional damp-proof course, providing dry and secure additional space for storage or future use.

Outside, the property features low-maintenance enclosed yards at both the front and rear, providing a private outdoor space for leisure or gardening without the burden of extensive upkeep. This aspect is particularly appealing for those who wish to enjoy outdoor living without the hassle.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
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.

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 3  1  1  C

- Exceptional Mid Terraced Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Move-in Ready
 - Tenure: Leasehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Entrance Vestibule

3'8 2'9 (1.12m 0.84m)
UPVC double glazed frosted front door, wood effect flooring and hardwood single glazed door to reception room.

Reception Room

14'3 x 14'3 (4.34m x 4.34m)
UPVC double glazed window with fitted shutters, central heating radiator, coving, electric fire, wood effect flooring and door to kitchen.

Kitchen

14'3 x 9'9 (4.34m x 2.97m)
UPVC double glazed window, central heating radiator, spotlights, range of wall and base units with laminate worktops, tiled splashback, composite sink with draining board and mixer tap, integrated double oven with four ring gas hob and extractor hood, plumbing for washing machine, space for dryer, boiler enclosed, breakfast bar, tiled effect flooring, stairs to first floor, door to stairs to lower ground floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

13'11 x 5'9 (4.24m x 1.75m)

First Floor

Landing

8'4 x 6'10 (2.54m x 2.08m)
Doors to three bedrooms and bathroom.

Bedroom One

14'3 x 7'2 (4.34m x 2.18m)
UPVC double glazed window with fitted shutters, central heating radiator and wood effect flooring.

Bedroom Two

10'10 x 6'10 (3.30m x 2.08m)
UPVC double glazed window with fitted shutters, central heating radiator, coving and wood effect flooring.

Bedroom Three

9'8 x 8'5 (2.95m x 2.57m)
UPVC double glazed window, central heating radiator, spotlights, over stairs storage and wood effect flooring.

Bathroom

5'5 x 4'5 (1.65m x 1.35m)
UPVC double glazed frosted window, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, part tiled elevations and wood effect flooring.

External

Rear

Enclosed yard with Indian stone paving.

Front

Enclosed courtyard with Indian stone paving.



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