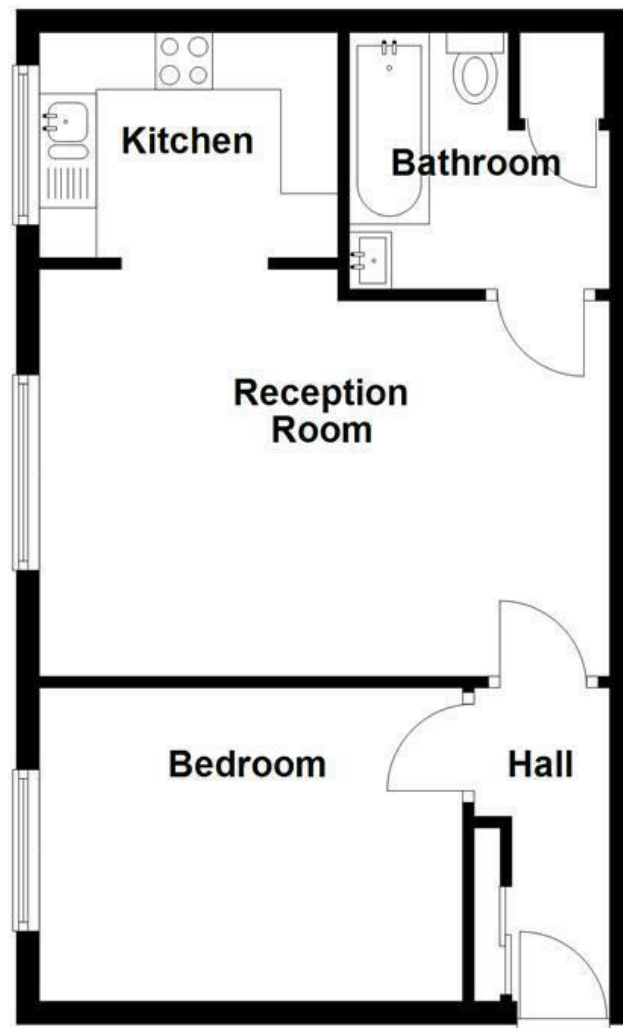


Ground Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 81        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 60      |           |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Pole Lane, Bury, BL9 8QD

### Offers Over £130,000

AN ENVIABLE FULLY RENOVATED GROUND FLOOR FLAT

Having undergone a full transformation and being fully renovated to the highest standard throughout with immaculate presentation, this exceptional one bedroom ground floor flat is being proudly welcomed to the market in the desirable location of Unsworth within Bury. With neutral decoration, newly fitted, contemporary kitchen and bathroom, added garage and no chain delay, this idyllic property is the perfect first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury centre, Manchester, Bolton and major motorway links. Having been stripped back and undergoing a full rewire, new boiler and stunning contemporary features, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and double bedroom. The reception room leads openly on to a contemporary fitted kitchen and modern bathroom with beautifully finished marble effect carrara tiles. Externally there are beautiful communal gardens, off road parking and an added garage. Also to note, since the full renovation the property has been fully re wired.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

# Pole Lane, Bury, BL9 8QD

## Offers Over £130,000

 1  1  1  D

- An Exceptional Ground Floor Flat
- Modern Fixtures And Fittings
- Off Road Parking and Newly Built Garage
- Tenure Leasehold
- One Double Bedroom
- Neutral Decoration
- Council Tax Band A
- Undergone A Full Renovation
- High Quality Finish
- EPC Rating D

### Ground Floor

#### Entrance

Hardwood door to the hallway.

#### Hallway

9' x 3'11 (2.74m x 1.19m)

Smoke alarm, integrated storage cupboard, doors to the reception room and bedroom.

#### Bedroom

12'2 x 9' (3.71m x 2.74m)

UPVC double glazed window, electric heater.

#### Reception Room

16'5 x 11'8 (5.00m x 3.56m)

UPVC double glazed window, electric heater, coving, smoke alarm, television point, open to the kitchen, door to the bathroom.

#### Kitchen

8'7 x 6'6 (2.62m x 1.98m)

UPVC double glazed window, a range of high gloss wall and base units, granite effect surface, tiled splash backs, composite one and a half sink and drainer with a high spout spring mixer tap, integrated electric oven with a four ring induction hob and extractor hood, space for fridge freezer and washing machine, wood effect lino flooring.

#### Bathroom

7'6 x 7'5 (2.29m x 2.26m)

Electric chrome heated towel rail, a three piece suite comprising of a dual flush W/C, panelled bath with a direct feed rainfall shower, rinse head and mixer tap, vanity top wash basin with mixer tap, tiled elevations, extractor fan, integrated linen cupboard with boiler, carrera marble effect porcelain tiles.

#### External

Communal gardens with laid to lawn and mature shrubs and access on to a garage.



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