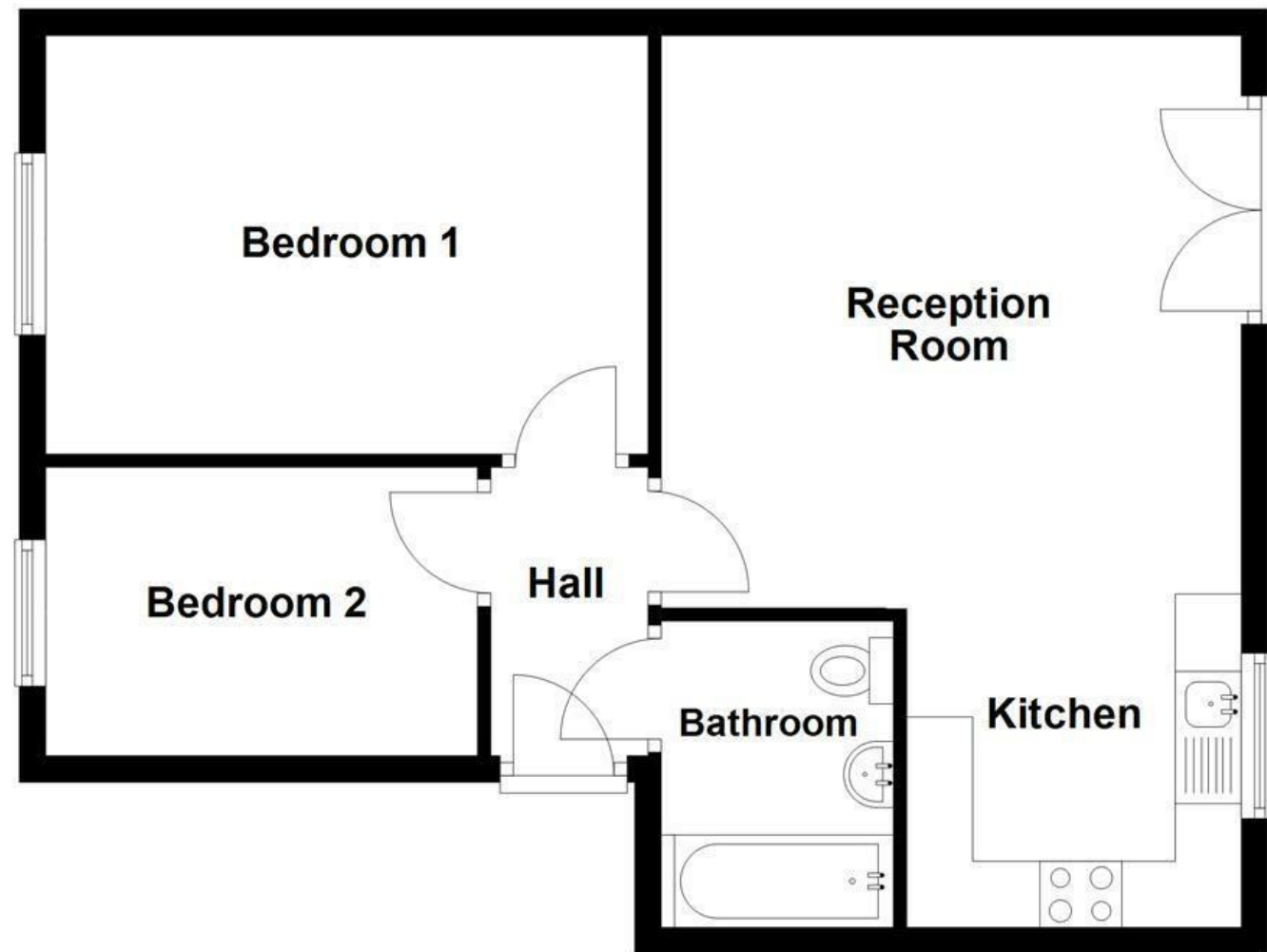


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
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.



## Broad Oaks, Bury, BL9 7SU

### £130,000

EXTENSIVELY REFURBISHED, SECOND FLOOR APARTMENT IN A CONVENIENT LOCATION

Nestled in the desirable area of Broad Oaks, Bury, this comprehensively refurbished two-bedroom apartment offers a perfect blend of comfort and modern living. Situated on the second storey, the property is ideally suited for a professional couple or a single occupant seeking a stylish and convenient home with stunning open aspect views.

Upon entering, you will find a well-proportioned main bedroom that provides a serene retreat, complemented by a versatile guest room that can easily serve as a home office, catering to the needs of today's lifestyle. The open plan living, kitchen, and dining area create a welcoming space, perfect for both relaxation and entertaining. The modern Howdens fitted kitchen is equipped with contemporary appliances, making it a joy to cook and dine in.

One of the standout features of this apartment is the delightful Juliet balcony, which offers charming views and allows natural light to flood the living space, enhancing the overall ambience.

The location is another significant advantage, providing easy access to local amenities and transport links, ensuring that everything you need is within reach. This property presents an excellent opportunity for those looking to enjoy a comfortable and stylish lifestyle in a vibrant community. Don't miss the chance to make this lovely apartment your new home.

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Broadoaks, Bury, BL9 7SU  
 £130,000

2 1 1 B

- Extensively Refurbished Apartment  
 Modern Fitted Kitchen  
 Communal Gardens and Parking  
 EPC Rating B
- Two Bedrooms  
 Open Plan Living  
 Tenure Leasehold
- Three Piece Bathroom Suite  
 Open Aspect Views  
 Council Tax Band A

Entrance

Via communal lobby with stairs to second floor entrance door into inner hall.

Inner Hall

7'3 x 3'11 (2.21m x 1.19m)

Alarm, intercom, wood effect flooring, doors leading to two bedrooms, bathroom and reception room.

Reception Room

14'5 x 14'2 (4.39m x 4.32m )

Two central heating radiators, television and phone point, wood effect flooring, open to kitchen and UPVC double glazed French doors to Juliet balcony.

Kitchen

8'9 x 8'3 (2.67m x 2.51m )

UPVC double glazed, Howdens kitchen consisting of, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, space for fridge freezer, integrated washing machine and enclosed boiler.

Bedroom One

14'11 x 10'5 (4.55m x 3.18m)

UPVC double glazed window, central heating radiator, television and phone point.

Bedroom Two

10'9 x 7'2 (3.28m x 2.18m )

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 5'9 (2.31m x 1.75m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, spotlights, partially tiled elevations and wood effect flooring.

External

Communal gardens and parking.

