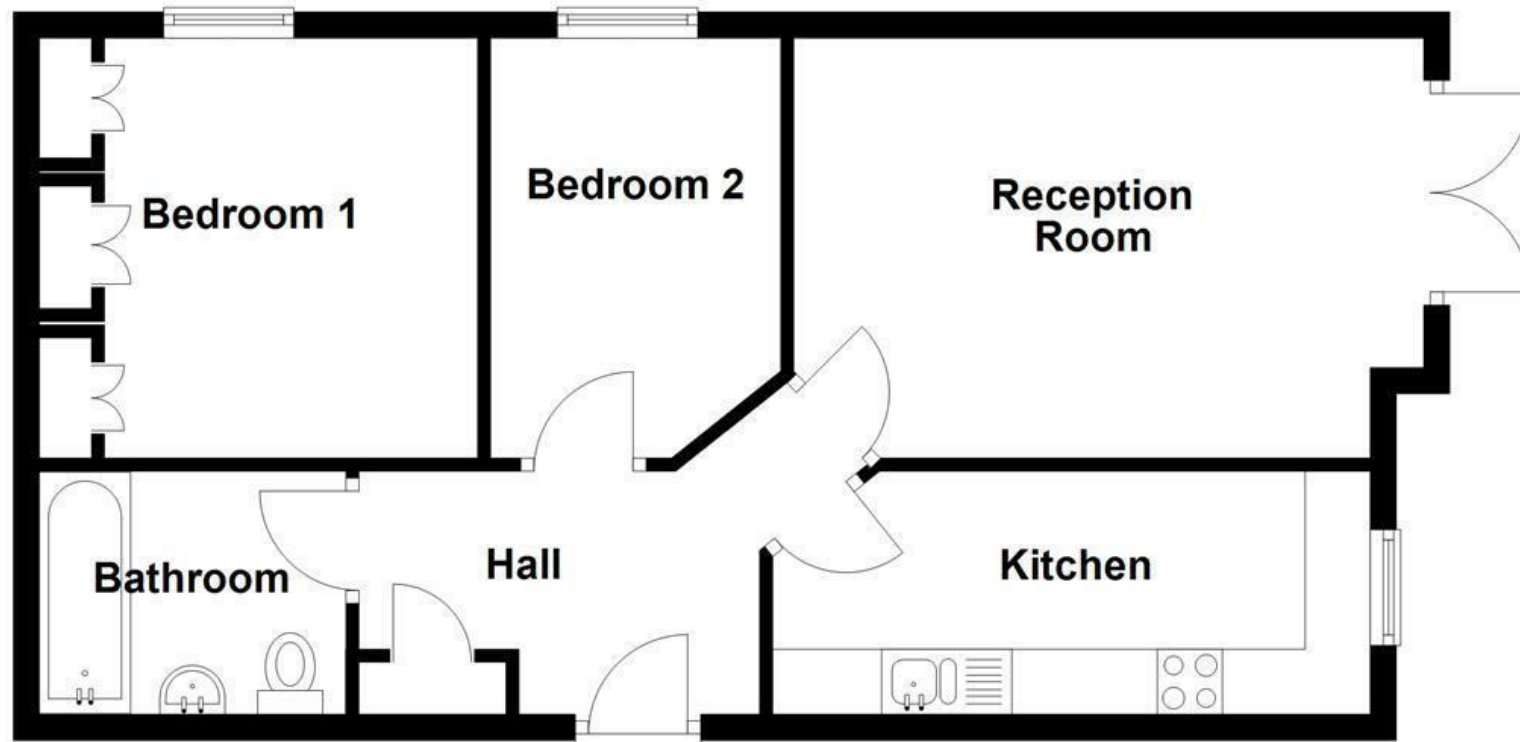


## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	71
(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		

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.

## Birtle Road, Bury, BL9 6UT

### £240,000

AN IDYLIC GROUND FLOOR APARTMENT IN A PICTURESQUE LOCATION

Offering breath-taking panoramic views, modern fixtures and fittings and stylish interiors, this enviable two bedroom ground floor apartment is being proudly welcomed to the market in the desirable location of Bury within an impressive complex. With added garage, spacious rooms and not being overlooked, this enviable property is the perfect home for any small family or couple looking for a rural and private home in a picturesque location. Having been presented and updated to the highest standard throughout with immaculate presentation, private patio area and stunning features, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Manchester, Bury centre and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, two double bedrooms and a family bathroom. The kitchen boasts modern wall and base units and high quality integrated appliances whilst the reception room leads out to a beautiful patio area. Externally there is access to a garage and off road parking.

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



Birtle Road, Bury, BL9 6UT  
£240,000

 2  1  1  D

- Stunning Ground Floor Apartment
  - Modern Fitted Kitchen
  - Off Road Parking And Garage
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Leasehold
- Spacious Reception Room
  - Rear Patio Area
  - Council Tax Band: C

Ground Floor

Hall

12'3 x 8'8 (3.73m x 2.64m)  
Hardwood entrance door from communal hall, coving, spotlights, storage cupboard, wood effect laminate flooring and doors to reception room, kitchen, two bedrooms and bathroom.

Reception Room

18'10 x 10'10 (5.74m x 3.30m)  
UPVC double glazed window, two central heating radiators, coving, picture rail, two feature wall lights, wood panel elevation, TV point, wood effect laminate floor and UPVC double glazed French doors to patio area.

Kitchen

17'6 x 6' (5.33m x 1.83m)  
UPVC double glazed window, central heating radiator, spotlights, cream gloss wall and base units, wood effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and high spout mixer tap, integrated electric Bosch oven, four ring induction hob, extractor hood, integrated fridge freezer, plumbing for washing machine, space for wine cooler, breakfast bar and wood effect lamiante flooring.

Bedroom One

11' x 10'10 (3.35m x 3.30m)  
UPVC double glazed window, central heating radiator, coving, pendant lighting, fitted wardrobes and wood effect laminate flooring.

Bedroom Two

10'7 x 7'4 (3.23m x 2.24m)  
UPVC double glazed window, central heating radiator, coving, two feature wall lights, integrated desk and wood effect laminate flooring.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)  
Heated towel rail, coving, spotlights, dual flush WC, pedestal wash basin with traditional taps, tiled panel bath with mixer tap and direct feed shower over, extractor fan and tile effect Kardean flooring.

External

Patio area, parking and garage.

Garage

18'11 x 10'1 (5.77m x 3.07m)  
Power, lighting and up and over door.

NEED A MORTGAGE?

We'll look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!

Your home may be repossessed if you do not keep up repayments on your mortgage



Tel: 01617510340

www.keenans-estateagents.co.uk