



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## Hazel Avenue, Bury, BL9 7QS

£180,000

A WONDERFUL TWO BEDROOM TERRACED PROPERTY WITH PURPOSE BUILT TATTOO STUDIO IN BURY

Nestled on the charming Hazel Avenue in Bury, this delightful mid-terrace house offers a perfect opportunity for first-time buyers seeking a comfortable and stylish home. Built in 1935, the property retains a sense of character while providing modern conveniences.

Spanning an inviting 743 square feet, the house features a well-proportioned reception room that serves as an ideal space for relaxation and entertaining. The two bedrooms are thoughtfully designed, providing ample space for rest and personalisation.

One of the standout features of this property is the purpose-built tattoo studio room, which meets all necessary regulations. This unique addition presents an excellent opportunity for those in the creative industry or anyone looking to establish a home-based business.

The location is another significant advantage, offering easy access to local amenities and transport links, making it a convenient choice for daily living. Whether you are a young professional or a small family, this property is sure to meet your needs.

In summary, this two-bedroom terraced house on Hazel Avenue is a wonderful blend of charm, functionality, and potential, making it an ideal choice for first-time buyers looking to make their mark in the property market. Don't miss the chance to view this lovely home.

# Hazel Avenue, Bury, BL9 7QS

£180,000



- Stunning Terraced Home
- Three Piece Bathroom Suite
- Nearby Commuter Links
- EPC Rating TBC
- Ideal First Time Buy Or Investment Opportunity
- Two Double Bedrooms
- Tenure Freehold
- Contemporary Kitchen with Integrated Appliances
- Large Rear Garden
- Council Tax Band A

## Ground Floor

### Entrance Hall

8'5 x 2'11 (2.57m x 0.89m)

### Reception Room

12'7 x 12' (3.84m x 3.66m)

### Kitchen

15'3 x 9'2 (4.65m x 2.79m)

### WC

3'10 x 2'11 (1.17m x 0.89m)

## First Floor

### Landing

8'11 x 6' (2.72m x 1.83m)

### Bedroom One

14'4 x 8'2 (4.37m x 2.49m)

### Bedroom Two

8'11 x 7'5 (2.72m x 2.26m)

### Studio

14'4 x 6'9 (4.37m x 2.06m)

### Bathroom

6' x 4'1 (1.83m x 1.24m)

## External

### Front

Garden space with bedding areas and mature shrubs.

### Rear

Enclosed laid to lawn garden with artificial grass, bedding areas and mature shrubs.



Tel: 01617510340

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)