



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Fenton Street, Bury, BL8 1LU

£170,000

A FANTASTIC TWO BEDROOM MID TERRACE HOME - SOLD WITH NO ONWARD CHAIN

Located on the desirable Fenton Street in Bury, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a comfortable home in a vibrant community. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest.

The modern four-piece bathroom is designed with contemporary fittings, ensuring both style and functionality. The heart of the home is undoubtedly the stunning kitchen/dining room, which is perfect for entertaining guests or enjoying family meals. This space is not only aesthetically pleasing but also practical, offering plenty of storage options to keep your kitchen organised.

The spacious lounge, adorned with neutral decoration, creates a warm and inviting atmosphere, ready for you to move in and make it your own. The property also features a large rear yard, ideal for outdoor activities or simply enjoying the fresh air.

Situated close to local amenities and excellent transport links, this home offers convenience and accessibility, making it a perfect choice for those who value both comfort and practicality. With its appealing features and prime location, this property is a must-see for anyone looking to settle in Bury.

Fenton Street, Bury, BL8 1LU

£170,000

 **2**  **1**  **1**  **D**

- Mid Terraced Property
 - Spacious Reception Room
 - On Street Parking
 - EPC Rating: TBC
- Two Double Bedrooms
 - Four Piece Modern Bathroom
 - Tenure: Leasehold
- Contemporary Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'10 x 3'1 (1.17m x 0.94m)
Composite frosted entrance door and door to reception room.

Reception Room One
14'11 x 14'7 (4.55m x 4.45m)
UPVC double glazed window, central heating radiator, gas fire and door to inner hall.

Inner Hall
Stairs to first floor and open access to kitchen.

Kitchen
14'8 x 11'7 (4.47m x 3.53m)
UPVC double glazed window, central heating radiator, smoke alarm, gloss wall and base units, marble effect worktops, under unit lighting, one and half bowl composite sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, integrated fridge freezer, tile effect flooring and composite frosted door to rear.

First Floor

Landing
7'6 x 5'6 (2.29m x 1.68m)
Doors to bedrooms and bathroom.

Bedroom One
15'3 x 11'4 (4.65m x 3.45m)
UPVC double glazed window and central heating radiator.

Bedroom Two
17'5 x 6'9 (5.31m x 2.06m)
UPVC double glazed window, central heating radiator and loft access.

Bathroom
11'4 x 7'6 (3.45m x 2.29m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, electric feed shower in enclosure, tiled elevation and wood effect flooring.

External

Front
Courtyard with paving and stone chips.

Rear
Enclosed yard.

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