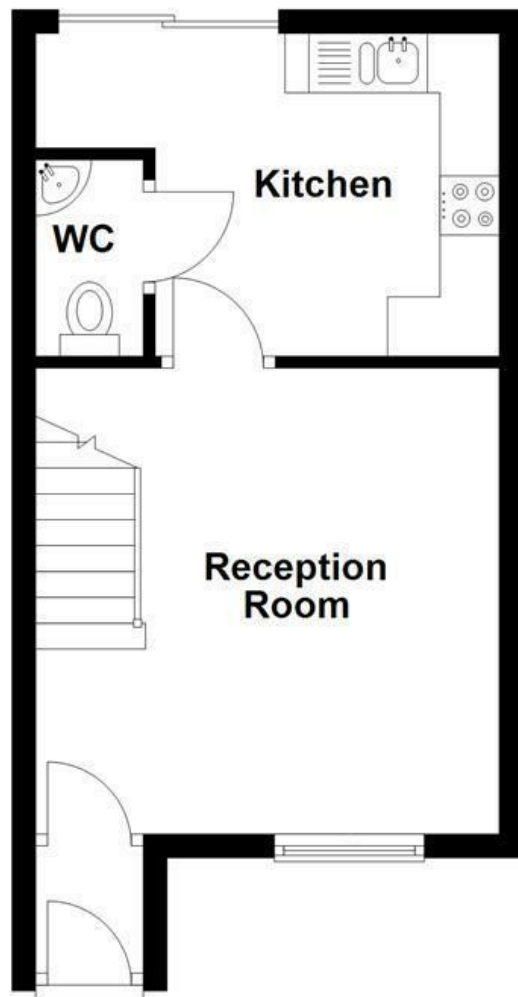
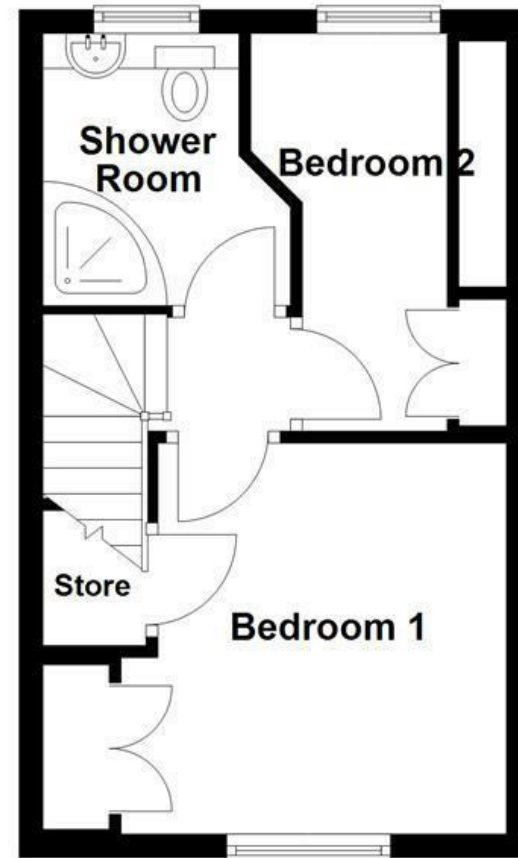


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 91        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Valley Mill Lane, Bury, BL9 9BX

### £175,000

#### IMMACULATE TWO BEDROOM TERRACE IN BURY

Situated in the charming area of Valley Mill Lane, Bury, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertaining. The room is bathed in natural light, creating a warm and airy atmosphere.

The property boasts two well-proportioned bedrooms, each designed to provide a peaceful retreat at the end of the day. These rooms are versatile and can easily accommodate various furniture arrangements, making them ideal for both couples and small families.

Convenience is key in this home, with a WC and an upstairs shower room thoughtfully included. The downstairs WC, conveniently adjoined to the kitchen, ensures ease of access for both residents and guests alike. This feature is particularly beneficial for busy households.

Outside, the rear garden is designed for low maintenance, allowing you to enjoy your outdoor space without the burden of extensive upkeep. This area is perfect for a small garden or a seating arrangement, providing a private spot to unwind.



# Valley Mill Lane, Bury, BL9 9BX

## £175,000

 **2**  **1**  **1**  **C**

- Immaculate Mid Terrace Property
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Complete Blank Canvas
  - Tenure Leasehold
- Three Piece Shower Room
  - Low Maintenance Rear Garden
  - Council Tax Band B

### Ground Floor

#### Entrance Porch

3'4 x 3'0 (1.02m x 0.91m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring and door to reception room.

#### Reception Room

12'11 x 12'10 (3.94m x 3.91m)

UPVC double glazed window, two central heating radiators, smoke detector, television point, wood effect flooring, door to kitchen and stairs to first floor.

#### Kitchen

12'9 x 8'11 (3.89m x 2.72m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob, space for fridge freezer, plumbing for washing machine, wood effect flooring, door to WC and UPVC double glazed sliding door to rear.

#### WC

5'5 x 3'1 (1.65m x 0.94m )

Central heating radiator, dual flush WC, wall mounted corner wash basin with traditional taps, extractor fan and wood effect flooring.

### First Floor

#### Landing

3'2 x 3'1 (0.97m x 0.94m )

Loft access, doors leading to two bedrooms and shower room.

#### Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes and over stairs storage.

#### Bedroom Two

11'2 x 7'1 (3.40m x 2.16m)

UPVC double glazed window, central heating radiator, fitted wardrobe and integrated storage.

#### Shower Room

7'7 x 5'4 (2.31m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, PVC panelled elevations, extractor fan, spotlights and wood effect flooring.

### External

#### Rear

Enclosed garden with paved patio and artificial lawn.

#### Front

Driveway.



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