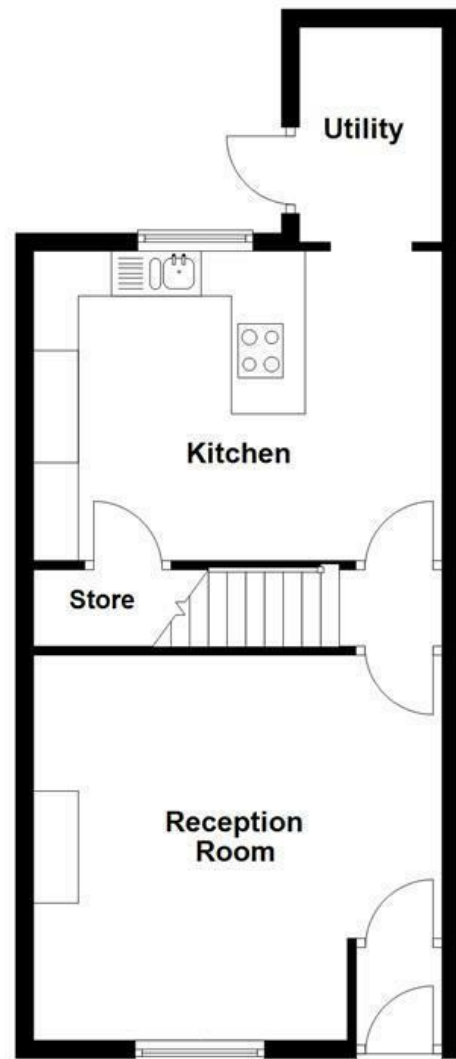
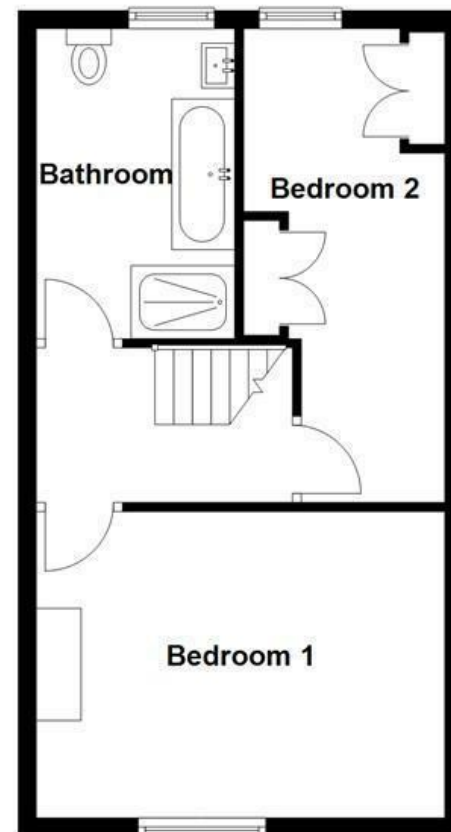


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	74
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.

Manchester Road, Bury, BL9 9TQ

Offers In Excess Of £200,000

AN OUTSTANDING END TERRACED PROPERTY

Nestled on Manchester Road in Bury, this exceptional end-terraced house has been fully renovated to an outstanding standard, making it a truly remarkable find. With immaculate presentation and stylish interiors, this property is perfect for small families or couples seeking a modern home.

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into an open-plan kitchen diner with a beautiful breakfast bar, ideal for both entertaining and everyday living, furthermore adding to the space you have the luxury of a utility room situated behind the kitchen. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. Additionally, the utility extension adds practicality to the home, ensuring that all your needs are met.

The property is decorated in neutral tones, allowing for a bright and airy atmosphere throughout. With its contemporary finish and spacious rooms, it is ready for you to move straight in without the need for any further work. The property is finished to an exceptional standard, benefiting from all new flooring fitted throughout furthermore the entrance room and utility room have recently been replastered.

Conveniently located, this home is close to various bus routes, local schools, and essential amenities. Furthermore, it offers excellent transport links to Manchester, Bolton, Rochdale, and major motorways, making it an ideal choice for those who commute or enjoy exploring the surrounding areas.

Manchester Road, Bury, BL9 9TQ

Offers In Excess Of £200,000

 **2**  **1**  **1**  **E**

- Fully Renovated End Terrace Property
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)
UPVC double glazed frosted front door and hardwood single glazed frosted door to reception room.

Reception Room

14'11 x 14'1 (4.55m x 4.29m)
UPVC double glazed window, central heating radiator, dado rail, cast iron multifuel burner with tiled hearth, television point, wood effect laminate flooring and hardwood single glazed frosted door to inner hall.

Inner Hall

4'6 x 2'8 (1.37m x 0.81m)
Wood effect laminate flooring, hardwood single glazed frosted door to kitchen and stairs to first floor.

Kitchen

14'11 x 11'4 (4.55m x 3.45m)
UPVC double glazed window, central heating radiator, spotlights, range of mixed panelled wall and base units with granite effect work surfaces, breakfast bar, composite one and a half bowl sink and drainer with mixer tap, integrated oven with with four ring gas hob, breakfast bar, extractor fan, under stairs storage, tiled flooring and open to utility.

First Floor

Landing

9'4 x 5'9 (2.84m x 1.75m)
Central heating radiator, loft hatch, wood effect laminate flooring, doors leading to two bedrooms and bathroom.

Bedroom One

14'11 x 11'2 (4.55m x 3.40m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Two

17'8 x 7'4 (5.38m x 2.24m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobes and wood effect laminate flooring.

Bathroom

11'2 x 7'4 (3.40m x 2.24m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and rinse head, walk-in double direct feed rainfall shower, tiled elevations, spotlights, extractor fan and tiled flooring.

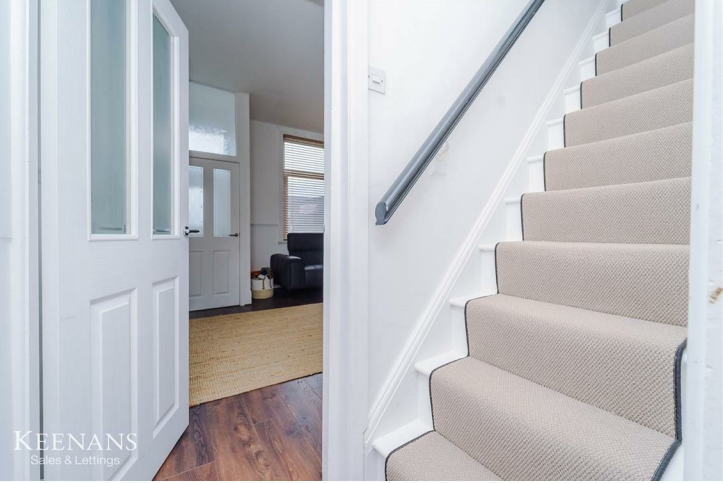
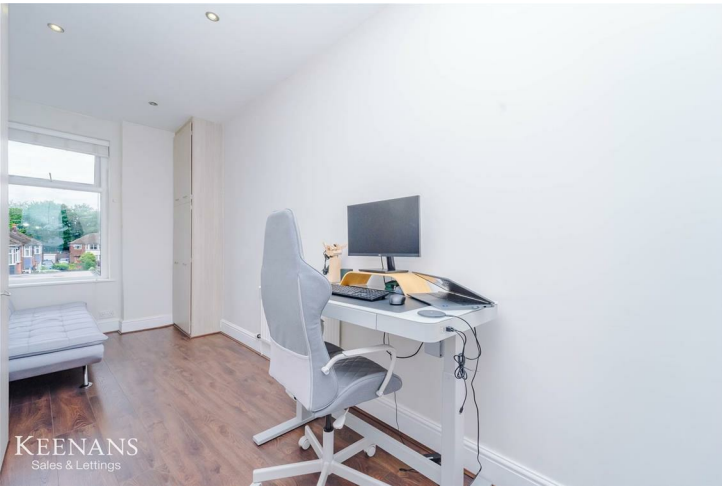
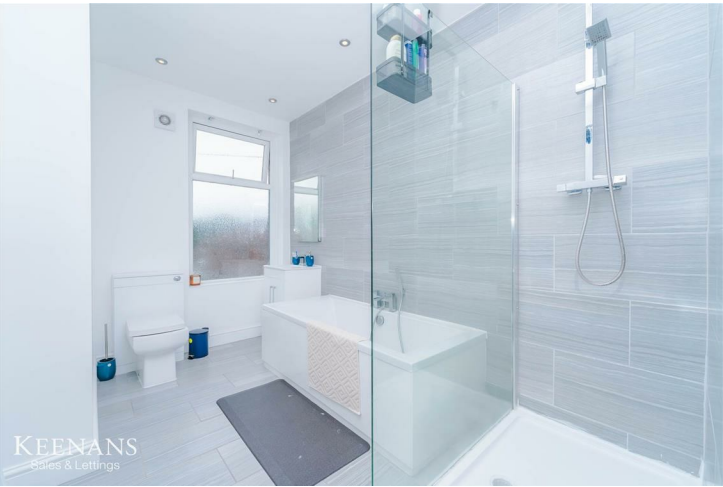
External

Rear

Enclosed yard.

Front

Forecourt with bedding.



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