



Derby Court, Bury, BL9 6WG

£900

TWO-BEDROOM FLAT IN BURY

Welcome to this charming flat located in the desirable area of Derby Court, Bury. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a welcoming home.

Upon entering, you will be greeted by a spacious living room that serves as a versatile space, perfect for both relaxation and dining. The generous dimensions of this room allow for a variety of furniture arrangements, ensuring that you can create a setting that suits your lifestyle.

The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. One of the bedrooms features an ensuite shower room, adding a touch of luxury and convenience to your daily routine. This thoughtful layout ensures that both bedrooms are comfortable and functional.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	72
(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.

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- Close Proximity To Local Amenities
- Off Road Allocated Parking
- Viewing Essential
- Council Tax Band B
- Two Well Proportioned Bedrooms
- One Bathroom And One En Suite
- EPC Rating D
- Sought After Location
- Easy Access To Major Commuter Routes

Entrance

Hardwood door to hall.

Hall

12'5 x 3'7 (3.78m x 1.09m)

Central heating radiator, spotlights, coving, doors to reception room, kitchen, two bedrooms and bathroom, storage and wood effect flooring.

Reception Room

19'5 x 17'4 (5.92m x 5.28m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, coving, spotlights, electric fire with surround and wood effect flooring.

Kitchen

9'4 x 9'1 (2.84m x 2.77m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, integrated dishwasher, plumbed for washing machine, integrated fridge freezer, spotlights and tile effect laminate flooring.

Bedroom One

11'9 x 10' (3.58m x 3.05m)

UPVC double glazed window, central heating radiator, integrated wardrobes and door to en suite.

En Suite

8'5 x 3'11 (2.57m x 1.19m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed electric feed shower, spotlights and tiled effect flooring.

Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'7 (1.91m x 1.70m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, part tiled elevation, extractor fan, spotlights and tiled effect laminate flooring.

External

Off road parking.



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