

£145,000
Leasehold



JONSIMON
ESTATE AGENTS

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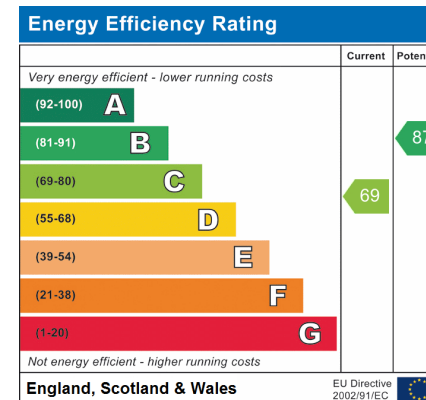


Features

- A well presented two double bedroom mid-terrace
- Vestibule
- Spacious Lounge With Feature Fireplace With Log Burner
- Modern Dining Kitchen
- Fully Double Glazed and Gas Central Heating
- Superb Front Garden and Enclosed Rear Yard with Double Gates
- Situated in a convenient location close to good local amenities, Bury town centre, metro link and the motorway network
- Chesham woods local nature reserve & Clarence Park on the doorstep
- Viewing is a absolute must to appreciate the size of this property and is strictly by appointment only
- EPC Rating - C

Summary of Property

**** IDEAL FOR FIRST TIME BUYERS ** MODERN FITTED DINING KITCHEN ** TWO DOUBLE BEDROOMS **** This large well presented two bedroom terrace is found just a stones throw from Walker's Fields and the local nature reserve and is sure to catch the eye of any keen purchaser. The property boasts a vestibule, one generous reception room with feature log burning stove, a spacious modern dining kitchen. First floor, two double bedrooms and a modern fully fitted three piece white shower room. Outside there is an enclosed rear yard with double wooden gates and a small well maintained front garden. Fully gas central heated and UPVC double glazed throughout. The property offers excellent access to Bury town centre, local primary schools (including Chesham Primary and St Josephs & St Bedes), a handy parade of shops. Early viewing a must to appreciate the property on offer and is strictly by appointment only via our Ramsbottom office.



Local Authority

Bury Council
Band A
Band Amount: £1453.03 Approx.

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door and window.

Lounge

UPVC double glazed front window, TV point, multifuel burner, feature wood surround, radiator, meter cupboard and ceiling point.

Dining Kitchen

A modern range of wall and base units with complementary worksurfaces, four ring electric hob, extractor unit, electric oven, plumbing for washing machine and dryer, combi boiler, radiator, part tiled walls, ceiling spotlights, UPVC double glazed rear window, UPVC double glazed back door and stairs leading to the first floor landing.

First Floor

Landing

Ceiling point and radiator.

Bedroom One

Two UPVC double glazed front windows, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

Bathroom

Modern three-piece white suite comprising of a walk-in shower unit with electric shower, low-level WC, wash hand basin, radiator, storage cupboard, ceiling point and UPVC double glazed window.

Outside

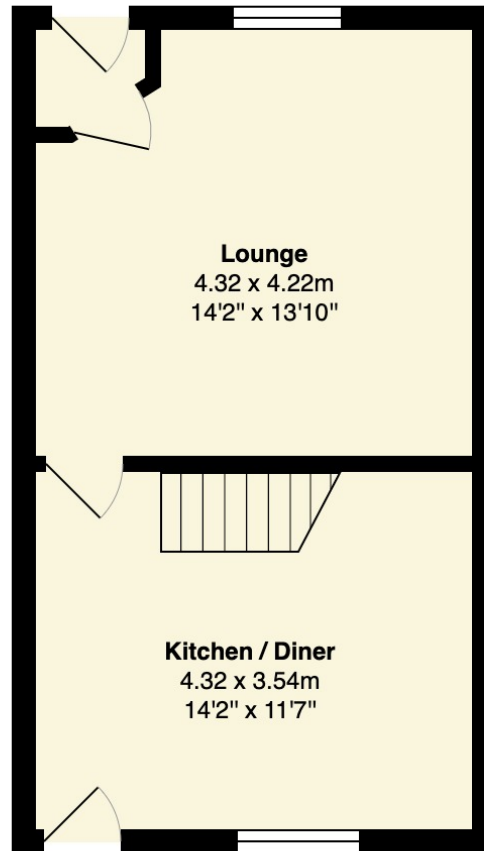
Garden & Yard

Front Garden: Well maintained garden with borders and shrubs.

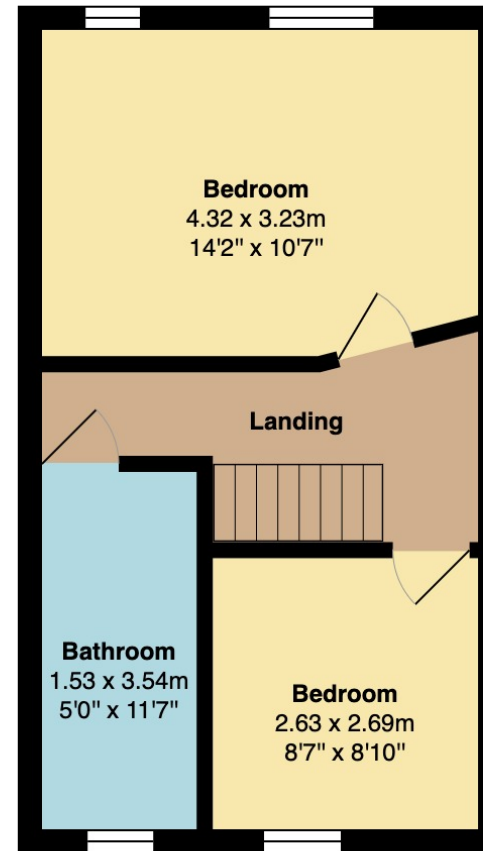
Yard: Enclosed flagged rear yard and double wooden gates.



Floorplan



Ground Floor
Area: 34.2 m² ... 368 ft²



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Total Area: 68.4 m² ... 737 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.