

£110,000  
Leasehold



**JS** SIMON  
ESTATE AGENTS





### Features

- GARDEN FRONTED TERRACE HOUSE IN A CHOICE LOCATION
- SPACIOUS LOUNGE
- FITTED DINING KITCHEN & VESTIBULE
- TWO GOOD SIZED BEDROOMS
- THREE PIECE WHITE FAMILY BATHROOM
- SOLD WITH NO ONWARD CHAIN
- ENCLOSED REAR YARD
- EXCELLENT LOCAL SCHOOLS & TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED
- EPC Rating - C

### Summary of Property

**\*\* SOLD WITH NO ONWARD CHAIN \*\*** Deceptively spacious garden fronted terraced family home situated in the popular Elton area of Bury and within walking distance to a range of local schools, shops & amenities as well as being within easy reach of Bury Town Centre, Bury Metrolink Station and excellent network links. The property does require modernisation throughout. The property comprises briefly; a entrance vestibule provides access through to a spacious reception room with wall mounted fireplace and fitted dining kitchen. The first floor comprises of doors on to two bedrooms and a three-piece bathroom suite. Externally there is an enclosed yard to the rear and garden to the front. Viewing is strictly by appointment only via our Ramsbottom office.

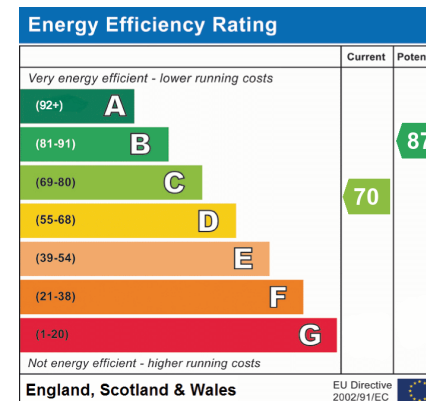
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount:£1453.03 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1139Mbps Upload: 220Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



### Local Authority

Bury Council  
Band A

Tax Band Amount: £1453.03

## Room Descriptions

### Ground Floor

#### Vestibule

UPVC double glazed front door and window.

#### Lounge

UPVC double glazed front window, radiator, meter cupboard, wall lights, wall mounted fireplace and ceiling point.

#### Dining Kitchen

A fully fitted kitchen with a range of wall and units with complementary worksurface, one and a half bowl sink unit with drainer, Combi boiler, radiator, plumbed for washing machine and dryer, gas cooker, part tiled walls, storage cupboard, ceiling point, UPVC double glazed rear window and UPVC double glazed back door.

### First Floor

#### Landing

Loft access and ceiling point.

#### Bedroom One

UPVC double glazed front window, radiator, wall lights, large storage cupboard and ceiling point.

#### Bedroom Two

UPVC double glazed rear window, radiator and ceiling point.

#### Bathroom

A three-piece bathroom suite comprising of a corner bath, low level WC, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed rear window.

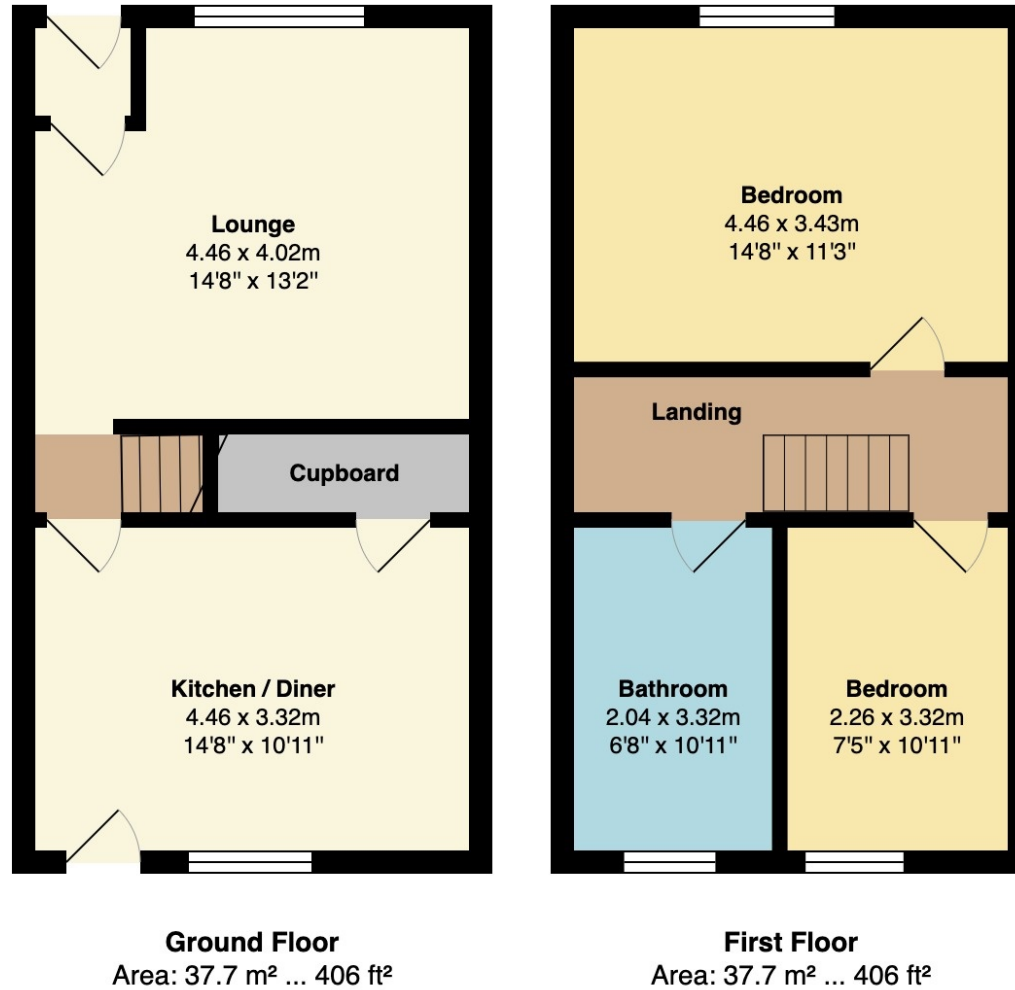
### Outside

#### Yard

Enclosed rear yard with fence panel surround and gated access to the rear.



## Floorplan



Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup>

### 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.