£164,000
Leasehold



Regent Street, Walmersley, Bury, Lancashire BL9 5AT





Features

- A Beautiful Two Double Bedroom Mid-Terrace
- Spacious Lounge & Vestibule
- Modern Fitted Dining Kitchen & Storage Cupboard
- Gas Central Heated & Double Glazed Windows
- Two Double Bedrooms
- A Private Enclosed Yard with Wooden Shed
- Double Gates for Off Road Parking
- Close To Local Schools, Shops And Other Amenities
- Viewing highly recommended and is strictly by appointment only

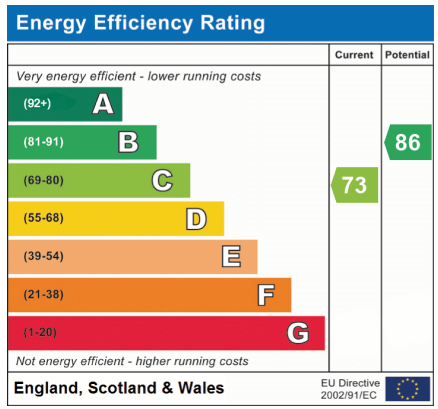
Summary of Property

** WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACE FAMILY HOME ** MODERN DINING KITCHEN & THREE PIECE SHOWER ROOM ** MUST SEE! ** JonSimon Estate Agents are delighted to welcome to the market this beautifully presented and deceptively spacious two-bedroom mid-terraced home, ideally positioned within the ever-popular and highly convenient area of Walmersley. Offering stylish, well-maintained accommodation throughout, this superb property is perfectly suited to first-time buyers looking to take their first step onto the property ladder, those wishing to downsize, or buy-to-let investors seeking a property in a consistently desirable location. The property enjoys an excellent position within easy reach of Bury Town Centre and a wide range of local amenities. A convenient parade of shops is close by, while well-regarded schools, including Chesham Primary School and St Joseph's & St Bede's, are also easily accessible. Excellent transport links and convenient access to the motorway network make this an ideal location for those commuting to surrounding towns and cities.

Internally, the accommodation is beautifully presented and ready for a new owner to move straight into. The property is entered via a welcoming entrance vestibule, which leads through to a spacious and comfortable lounge, providing an ideal setting for relaxing and entertaining. To the rear is a stunning modern kitchen/diner, thoughtfully designed to offer an excellent range of storage and preparation space and complemented by a stylish breakfast bar, creating a fantastic social space for everyday living, dining and entertaining.

To the first floor, the property offers two generously proportioned double bedrooms, both providing comfortable and versatile accommodation. Completing the first-floor layout is a contemporary three-piece shower room, finished to a modern standard. Externally, the property benefits from a private and low-maintenance rear yard which is not overlooked, providing an excellent outdoor space to enjoy. There is also the added advantage of a useful wooden shed for storage and double wooden gates, which provide access for off-road parking suitable for a small car or motorbike.

Further benefits include gas central heating via a combination boiler and double glazing throughout, adding to the overall



Local Authority

Bury Council
Band A
Tax Band Amount: £1703.43

Room Descriptions

Ground Floor

Vestibule
UPVC double glazed front door, laminate flooring, meter cupboard, alarm pad and ceiling point.

Lounge
UPVC double glazed front window, radiator, storage cupboard housing the gas meter, laminate flooring, ceiling point and stairs leading into the first floor landing.

Dining Room
A modern range of wall and base units with complementary work surface, five ring gas hob with extractor unit above, part tiled walls, single bowl sink unit with drainer and mixer tap, tiled flooring, radiator, breakfast bar, large storage cupboard, ceiling point, UPVC double glazed rear window and back door.

First Floor

Landing
Storage cupboard, loft access and ceiling point.

Bedroom One
UPVC double glazed front window, radiator, wardrobes, Ottoman bed and ceiling point.

Bedroom Two
UPVC double glazed window, combi boiler, built-in cupboard, radiator and ceiling point.

Shower Room
A modern three-piece white suite comprising of a large shower unit, low-level WC, wash hand basin with storage cupboards and drawers, chrome towel radiator, fully tiled walls and flooring, extractor unit, ceiling spotlights and UPVC double glazed rear window.

Outside

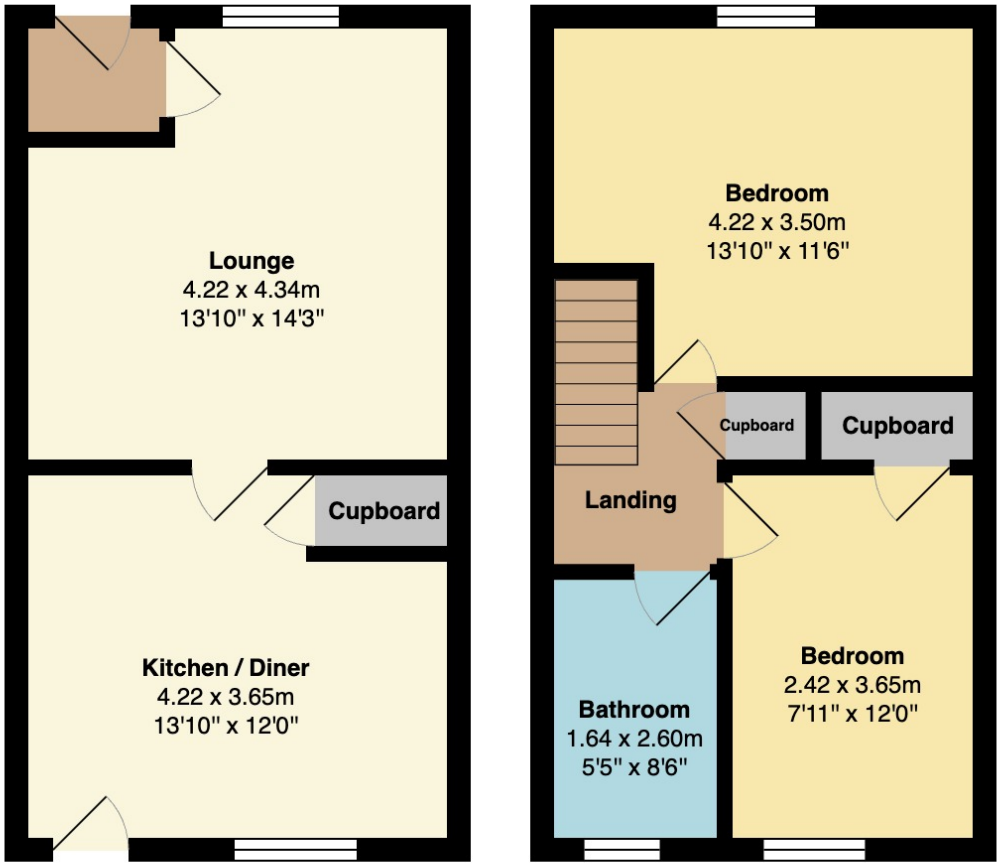
Yard
A enclosed tarmac low maintenance yard with wood shed, outside water tap, single gated access and double gated access to the rear.







Floorplan



Ground Floor
Area: 34.4 m² ... 370 ft²

First Floor
Area: 34.4 m² ... 370 ft²

Total Area: 68.8 m² ... 740 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.

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