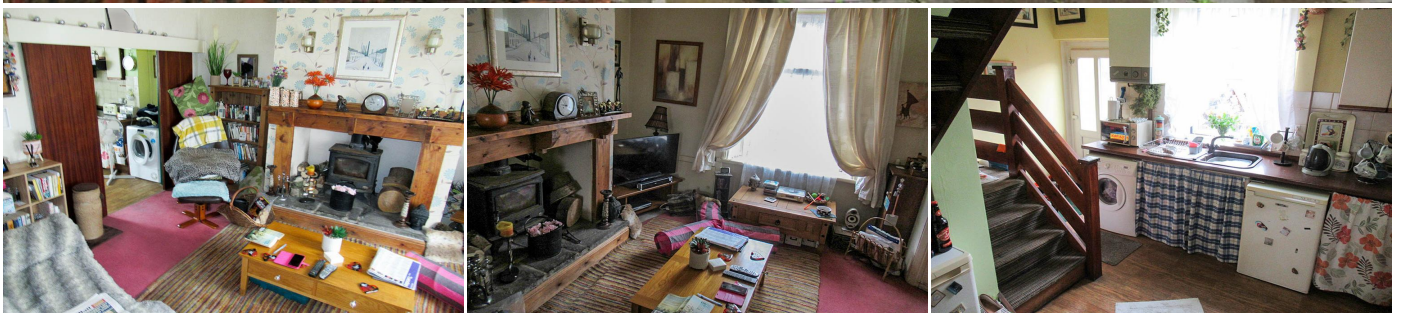


## 2 Bedroom Terraced for Sale - £110,000

Mayor Street, Elton, Bury, BL8 1LP



### KEY FEATURES

- MID TERRACED PROPERTY • POPULAR LOCATION CLOSE TO AMENITIES • IN NEED OF COSMETIC MODERNISATION • GAS FIRED CENTRAL HEATING/DOUBLE GLAZING • OFFERED WITH VACANT POSSESSION • FEATURE FIREPLACE WITH LOG BURNER • LARGE REAR YARD • SCOPE FOR DEVELOPMENT • IDEAL FIRST TIME PURCHASE • AVAILABLE FOR IMMEDIATE VIEWING



## Description

**\*\*A MID TERRACED PROPERTY LOCATED IN THE POPULAR LOCATION OF ELTON, OFFERING EXCELLENT POTENTIAL FOR FURTHER DEVELOPMENT WITH COSMETIC UPGRADING REQUIRED\*\***

We are delighted to bring to the sales market, this two bedroomed mid terraced property located in the popular area of Elton, close to local amenities and convenient for travel to Bury town centre on onward to Manchester City Centre.

Benefiting from gas fired central heating, UPVC double glazing, newly fitted composite front door and feature fireplace with log burner, the property offers excellent scope for further development with cosmetic modernisation required. The property presents an excellent purchase for the first time buyer wishing for a property to modernise to their own requirements.

The accommodation briefly comprises of entrance porch, lounge with large feature fireplace and inset hearth with log burner, dining kitchen with stairs to first floor, two bedrooms and main bathroom. Outside, to the front, the property has a small patio garden and to the rear, the property benefits from a large enclosed yard area which could be used for off road parking if required.

An Energy Performance Certificate is currently being prepared.

### Accommodation:

Entrance Porch

Lounge: 14' x 14' (4.27m x 4.27m)

Dining Kitchen: 14' x 11' (4.27m x 3.35m)

Hallway and Landing:

Bedroom 1: 14' x 10' 11" (4.27m x 3.33m)

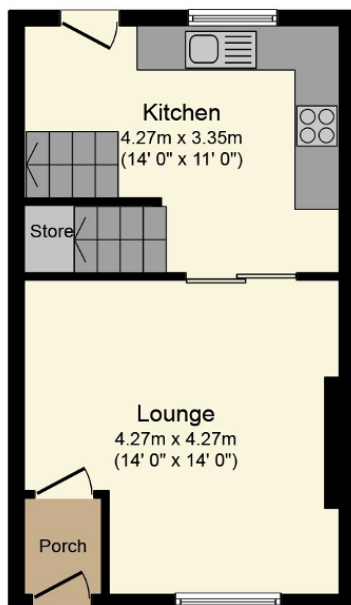
Bedroom 2: 9' x 7' (2.74m x 2.13m)

Bathroom: 7' x 4' (2.13m x 1.21m)

### Fixtures and Fittings

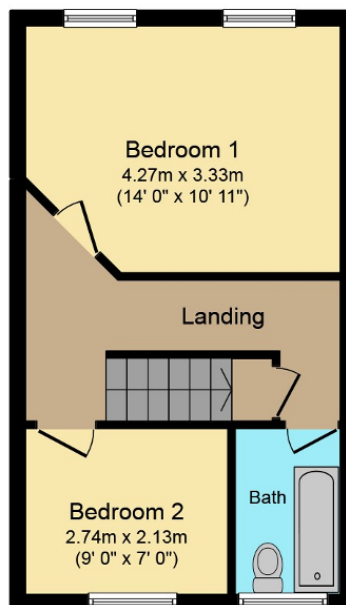
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





### Ground Floor

Floor area 32.9 sq. m. (354 sq. ft.) approx



### First Floor

Floor area 32.9 sq. m. (354 sq. ft.) approx

Total floor area 65.8 sq. m. (708 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX