

2 Bedroom Semi-Detached for Sale - £127,950

St Pauls Street, Bury, BL9 6BE



KEY FEATURES

- MODERN SEMI DETACHED PROPERTY • IDEAL FIRST TIME/INVESTMENT PURCHASE • TWO BEDROOMS • MODERN FITTED KITCHEN • FITTED WARDROBES TO BEDROOMS • BLOCK PAVED DRIVEWAY • DETACHED GARAGE • GARDENS TO FRONT AND REAR • GCH/DOUBLE GLAZING/ALARM • CONVENIENT LOCATION

Description

**** A MODERN TWO BEDROOMED SEMI-DETACHED PROPERTY PROVIDING AN EXCELLENT FIRST TIME OR RENTAL INVESTMENT PURCHASE ****

We are delighted to offer for sale this modern, two bedroomed semi-detached property located in a popular area, ideal for access to motorway networks, Bury town centre and all local amenities.

Providing an ideal starter home or rental investment opportunity, the property has been presented to a good standard throughout and benefits from gas fired central heating, double glazing and a security alarm system.

The property offers a block paved driveway for off road parking, a detached garage and gardens to both the front and rear elevation with a patio and decked seating area to the rear. Internally, the accommodation comprises of lounge, fitted dining kitchen with a full range of cream shaker style wall and base units with integral appliances and breakfast bar, two bedrooms with both the main and second bedroom benefiting from fitted wardrobes and three piece family bathroom. Viewing of the property is now invited.

Accommodation:

Lounge: 14' x 11'9 (4.27m x 3.38m)

Dining Kitchen: 11'9 x 8'4 (3.38m x 2.45m)

Bedroom 1: 11'11 x 11'6 (3.39m x 3.37m)

Bedroom 2: 10'7 x 6'8 (3.07m x 1.85m)

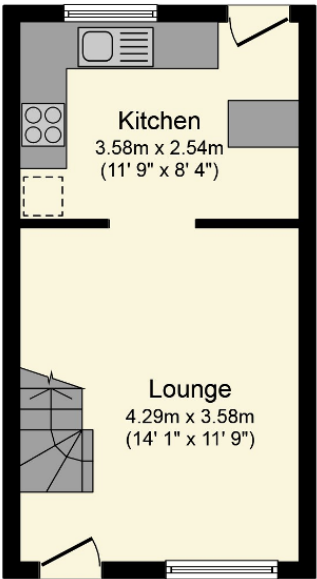
Bathroom: 7'5 x 4'10 (2.14m x 1.24m)

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.

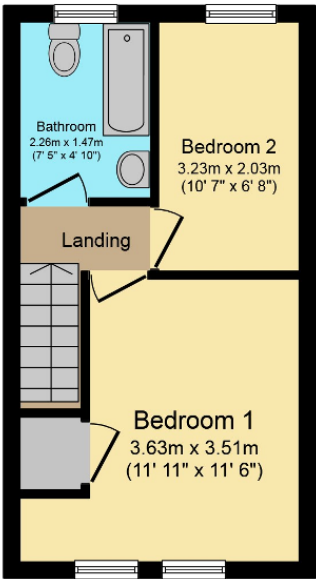






Ground Floor

Floor area 25.0 sq. m. (269 sq. ft.) approx



First Floor

Floor area 25.0 sq. m. (269 sq. ft.) approx

Total floor area 50.0 sq. m. (538 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

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		