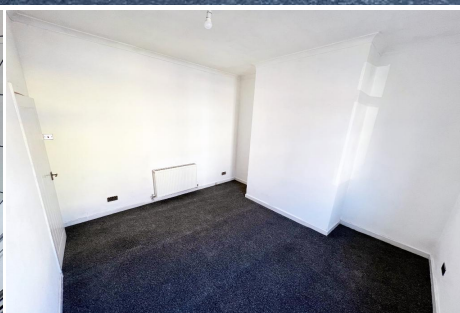


2 Bedroom Terraced for Sale - £145,000

Tottington Road, Bury, Lancs, BL8 1SJ



KEY FEATURES

- MID TERRACED PROPERTY • NEWLY REFURBISHED THROUGHOUT • NEWLY INSTALLED HEATING SYSTEM • MODERN KITCHEN • MODERN FAMILY BATHROOM • TWO BEDROOMS • GOOD SIZED DINING KITCHEN • CONVENIENT LOCATION • SOLD WITH NO ONWARD CHAIN • IDEAL FIRST TIME PURCHASE

Description

**** A TWO BEDROOMED MID TERRACED PROPERTY, NEWLY REFURBISHED THROUGHOUT. AN IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT ****

JH are delighted to receive instructions to offer for sale this newly refurbished mid terraced property. With a recently installed modern kitchen, newly fitted modern bathroom, new flooring and decorating throughout, the property offers accommodation in "move-in" condition.

Light and airy throughout, the property is the ideal first time purchase. However, should you be an investor looking to extend your rental portfolio, the property would offer a potential yield of approximately 6-7%.

Located within a convenient and popular location with easy access to local amenities, with public transport links in the immediate vicinity, the property is offered to the market with vacant possession and no onward chain.

The accommodation briefly comprises to the ground floor, a good sized hallway, leading to the well proportioned lounge and spacious dining kitchen, fitted with a range of newly installed wall and base units in grey high gloss. To the first floor, the hallway leads to two good sized bedrooms and newly installed, modern, good sized family bathroom.

The property boasts a modern, newly installed fully electric central heating and hot water system. Externally, the property is pavement front and has an enclosed rear yard.

ADDITIONAL INFORMATION:

Council Tax Band - A

For details of the Energy Performance Certificate, please contact our offices on 01204 88 2368

We are advised by our vendor that the property is Leasehold. Please enquire for further details.

Accommodation:

Entrance Hallway:

Lounge: 12'11 x 11'7 (3.94 x 3.54M)

Dining Kitchen: 15' x 8'4 (4.57 x 2.54M)

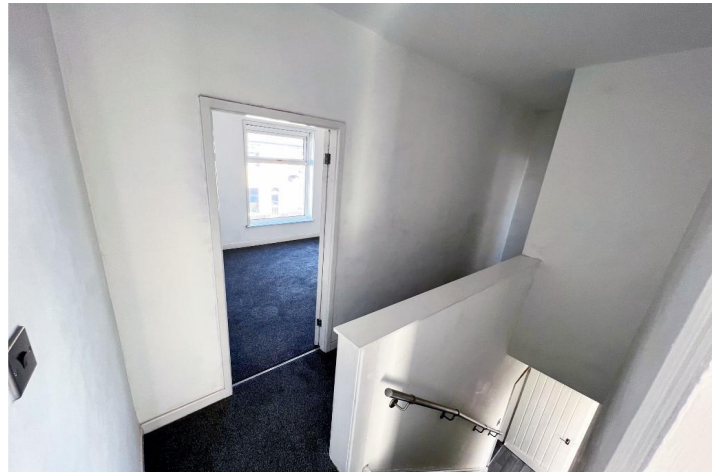
Bedroom 1: 14'11 x 10'2 (4.54 x 3.09M)

Bedroom 2: 9'1 x 8'4 (2.78 x 2.55M)

Bathroom: 8'3 x 5'3 (2.51 x 1.60M)

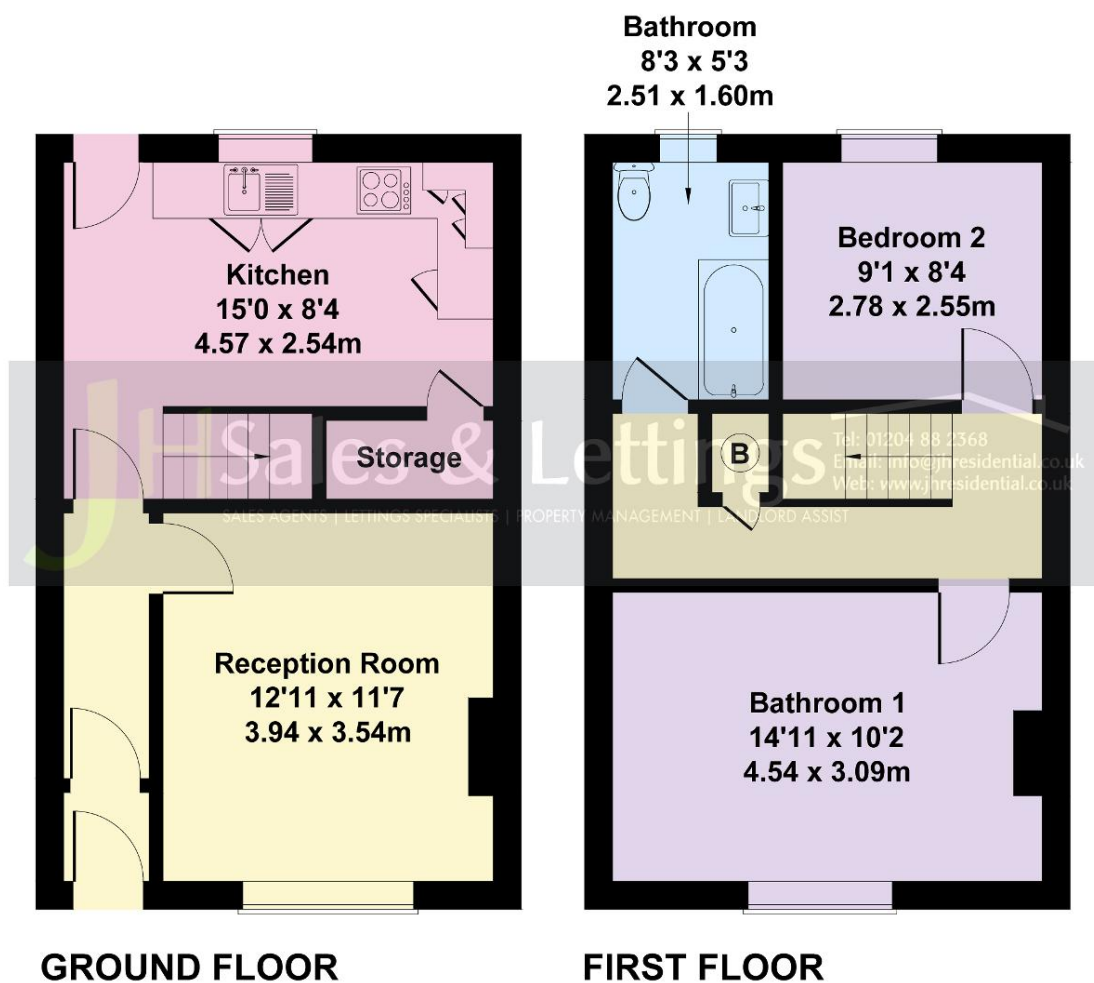
Fixtures and Fittings

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.





Approximate Gross Internal Area
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		