

£140,000
Leasehold





Features

- GARDEN FRONTED TERRACE
- HOUSE IN A CHOICE LOCATION
- IN NEED OF REFURBISHMENT
- VESTIBULE & ENTRANCE HALLWAY
- TWO LARGE RECEPTION ROOMS
- EXTENDED FITTED KITCHEN
- SOLD WITH NO ONWARD CHAIN
- ENCLOSED REAR YARD
- DETACHED GARAGE & PARKING TO REAR
- THREE PIECE FAMILY BATHROOM
- TWO GOOD SIZED BEDROOMS
- VIEWING IS HIGHLY RECOMMENDED

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** OFF ROAD PARKING TO THE REAR **** 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, hallway which provides access through to two spacious reception rooms with wall mounted fireplaces and extended fitted 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 detached single garage with flagged driveway. Viewing is strictly by appointment only via our Ramsbottom office.

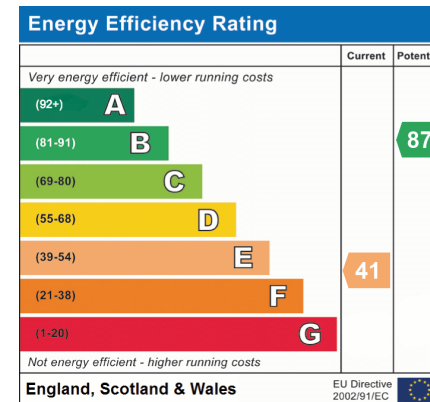
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: B Annual Amount:£1780.17 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 220Mbps

Mobile Coverage: EE - None, Vodafone - Limited, Three - Limited, O2 - Likely



Local Authority

Bury Council
Band B
Tax Band Amount: £1780.17

Room Descriptions

Ground Floor

Vestibule

Front door and window, ceiling point and ceiling coving.

Hallway

Ceiling coving, ceiling point, alarm pad and stairs leading to the first floor landing.

Lounge

UPVC double glazed front window, gas fire with surround, TV point, meter cupboard, ceiling coving and ceiling point.

Dining Room

UPVC double glazed rear window, gas fire with surround, TV point and ceiling point.

Kitchen

A range of wall and base units with complimentary worksurface, single bowl sink unit with drainer, ceiling point, UPVC double glazed side window and back door.

First Floor

Landing

Ceiling point and loft access.

Bedroom One

UPVC double glazed front window, gas fire, storage cupboard and ceiling point.

Bedroom Two

UPVC double glazed rear window and ceiling point .

Bathroom

A three-piece white bathroom comprising of a panel bath with mixer tap, low level WC , wash hand basin, storage cupboard housing the water tank, electric wall heater, ceiling point and UPVC double glazed window.

Outside

Garage

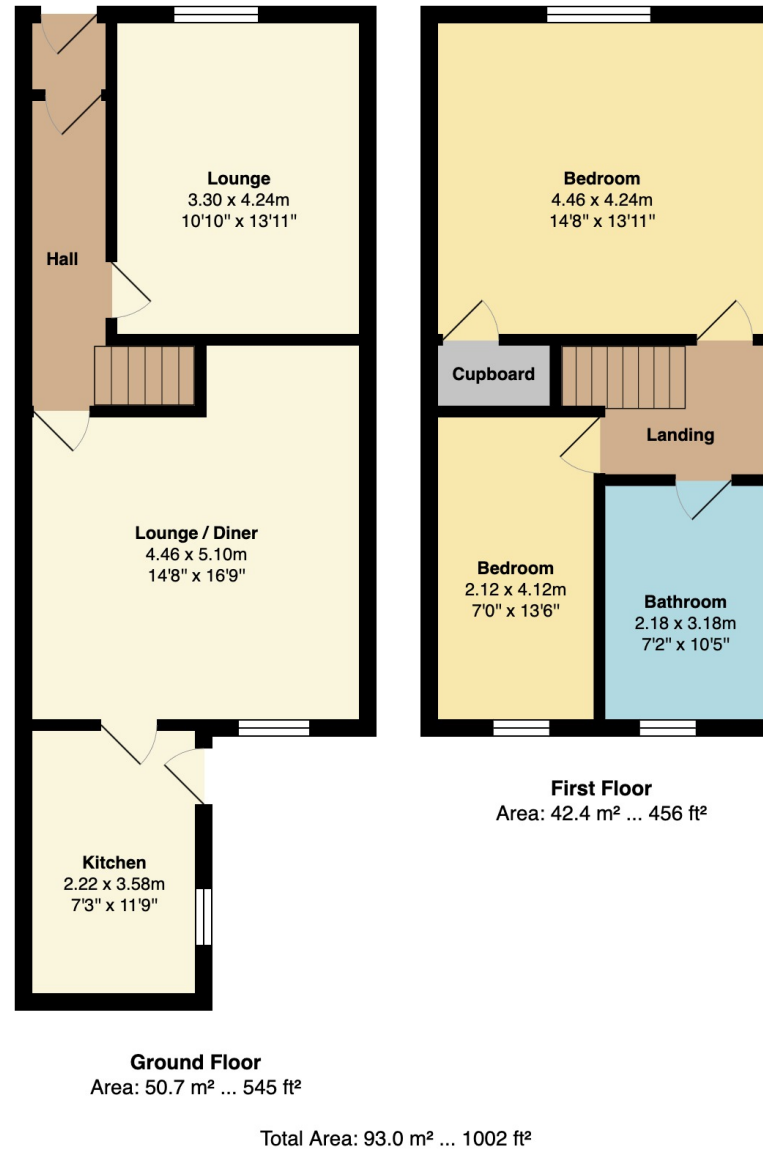
A single detached garage with manual up and over door, side windows and side door.

Yard

An enclosed flagged yard with gated access to the rear leading to a flagged driveway.



Floorplan



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.