

Bevis Green
Bury BL9 6RQ



AN IMMACULATE TWO BEDROOMED MID STONE TERRACED HOUSE
BOASTING QUALITY FIXTURES AND FITTINGS THROUGHOUT
PERFECT FOR A FIRST TIME BUYER



This two bedroomed family home is located in a popular residential area within close proximity to Bury town centre, with access to various motorway links and top performing schools in the Borough. Internally, the property benefits from a gas fired central heating system and recently installed upvc doors and windows. Briefly comprising of entrance vestibule, a beautifully presented living room with feature fireplace, a spacious modern kitchen/diner, a large master bedroom and additional single bedroom and a stunning deluxe family bathroom suite. Externally, the property is garden fronted and to the rear there is a private garden with seating area. Early viewings are highly recommended to avoid disappointment and to appreciate the calibre of accommodation on offer.

VIEWING HIGHLY RECOMMENDED
TO APPRECIATE THE CALIBRE OF THE ACCOMMODATION ON OFFER

OFFERS IN EXCESS OF £135,000

Head Office - 122 Yorkshire Street
ROCHDALE
OL16 1LA
Tel:: (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777



THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

ENTRANCE VESTIBULE

LOUNGE – 4.0 x 4.0 (13'1" x 13'1")

A well-proportioned main reception room with electric feature fire and tasteful decor

KITCHEN/DINER 4.0 x 3.2 metres (13'1" x 10'6")

A modern fitted kitchen with a range of wall and base units, integrated oven, gas hob and extractor hood, single drainer stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, vinyl floor





First Floor

LANDING

MASTER BEDROOM - 3.5 x 3.1 metres (11'5" x 10'2")

A double bedroom with tasteful decor

BEDROOM TWO - 2.6 x 2.3 metres (8'6" x 7'6")

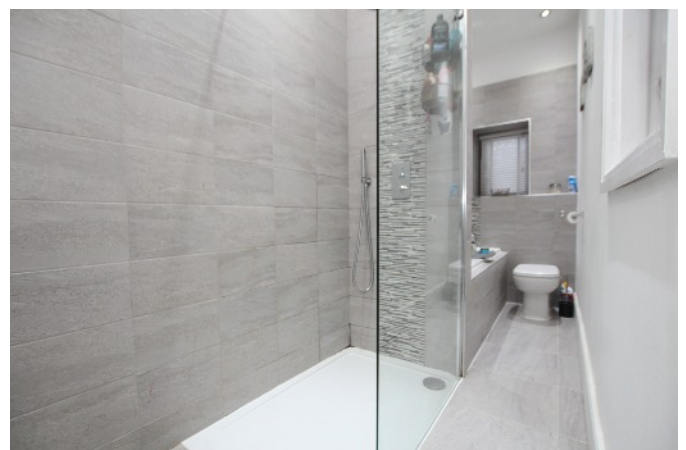
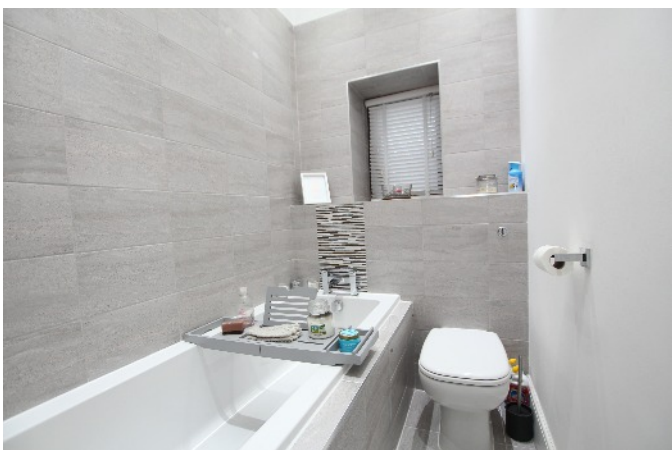
A single bedroom with overhead storage, neutral decor

BATHROOM – 4.2 x 1.3 (13'9" x 4'3")

A stunning family bathroom, comprising of walk in shower cubicle with bar mixer shower, tiled pan-elled bath, vanity hand wash basin, low level w.c - matching suite in white, part tiled walls, tiled floor

Externally

The property is positioned on a slight elevation and is garden fronted. To the rear there is a private garden with seating area.



Council Tax Band

We are advised that the property is assessed in Council Tax Band B

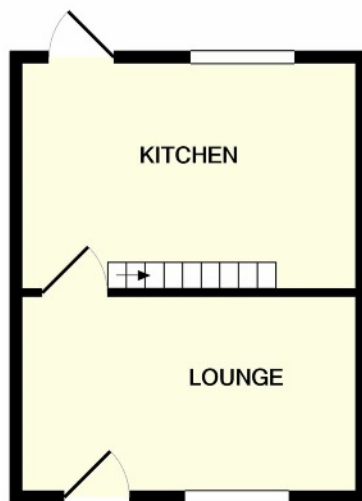
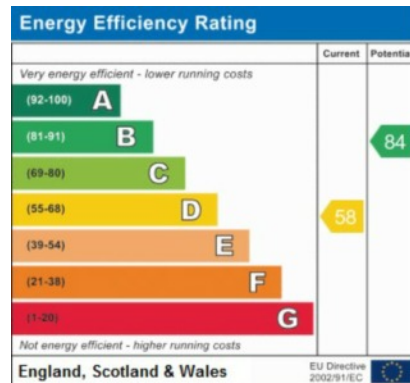
Energy Performance Certificate

Energy Rating D

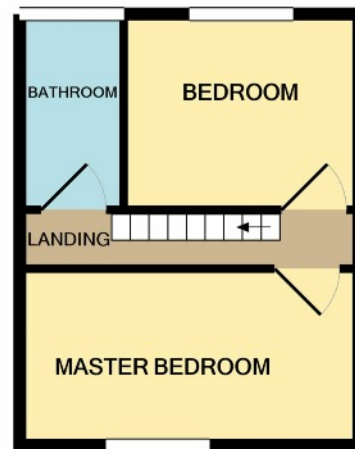
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities and Bury Town Centre.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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