

£190,000
Leasehold



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Features

- A Stunning Three Bedroom Garden Fronted Mid Terrace
- Brand New Modern Fitted Dining Kitchen
- Spacious Lounge
- Brand New Three Piece White Family Bathroom
- Enclosed Yard To The Rear
- Sold With No Onward Chain
- Vestibule & Landing
- Ideal for a first time buyer or a young family
- Fully Double Glazed & Gas Central Heating
- Close Local Amenities and Transport Links
- Viewing Highly Recommended and Strictly by Appointment Only

Summary of Property

**** WOW!! ** SIMPLY STUNNING, WALK IN CONDITION ** UNDERGONE FULL REFURBISHMENT ** THREE BEDROOMS**
**** BEAUTIFUL KITCHEN & BATHROOM **** A beautifully presented and deceptively spacious three-bedroom mid-terrace home, ideally situated in the sought-after area of Walmersley. Recently fully refurbished throughout, this property is perfect for buyers seeking a move-in ready home with nothing to do but unpack. The accommodation briefly comprises: entrance vestibule, a bright and generously sized lounge, and a brand new contemporary fitted dining kitchen complete with integrated appliances. To the first floor, there's a landing area leading to three well-proportioned bedrooms and a superb newly fitted modern three-piece white bathroom suite. Externally, the property benefits from an enclosed rear yard and on-street parking. Conveniently located with excellent transport links into Bury Town Centre, easy access to motorway networks, and within close proximity to highly regarded local schools including St Joseph and St Bede RC Primary School. Offered for sale with no onward chain. Early viewing is highly recommended, as interest is expected to be strong. Viewings are strictly by appointment through our Ramsbottom office.

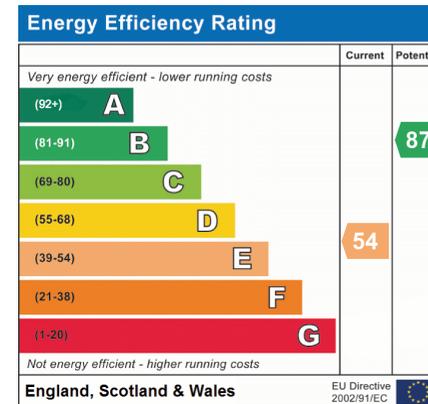
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A Annual Amount:£1525.86 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage: EE - Medium, Vodafone - Medium, Three - Medium, O2 - High



Local Authority

Bury Council
 Band A
 Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Vestibule

UPVC double glazed front door, laminated flooring and ceiling point.

Lounge

UPVC double glazed front window, radiator, TV point, laminate flooring and ceiling point.

Dining Kitchen

A stunning range of wall and base units complementary worksurface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, plumbed for washing machine and dryer, integrated dishwasher, radiator, part tiled walls, combi boiler, storage cupboard under the stairs and ceiling spot lights.

First Floor

Landing

Ceiling spotlights.

Bedroom One

UPVC double glazed rear window, radiator and ceiling point.

Bedroom Two

UPVC double glazed front window, radiator and ceiling point.

Bedroom Three

UPVC double glazed front window, radiator and ceiling point

Family Bathroom

A brand new three-piece white bathroom suite comprising of a panel bath with mixer tap, shower above, low level WC, wash hand basin with storage cupboard, part tiled walls, ceiling spotlights and UPVC double glazed rear window.

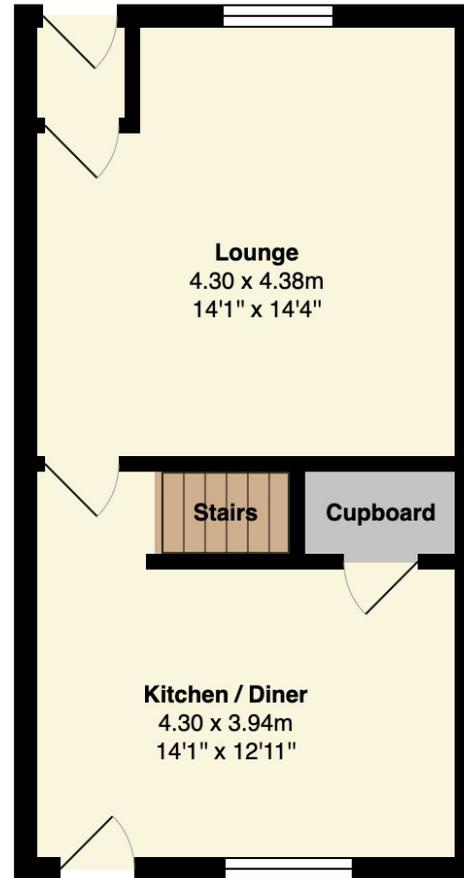
Outside

Yard

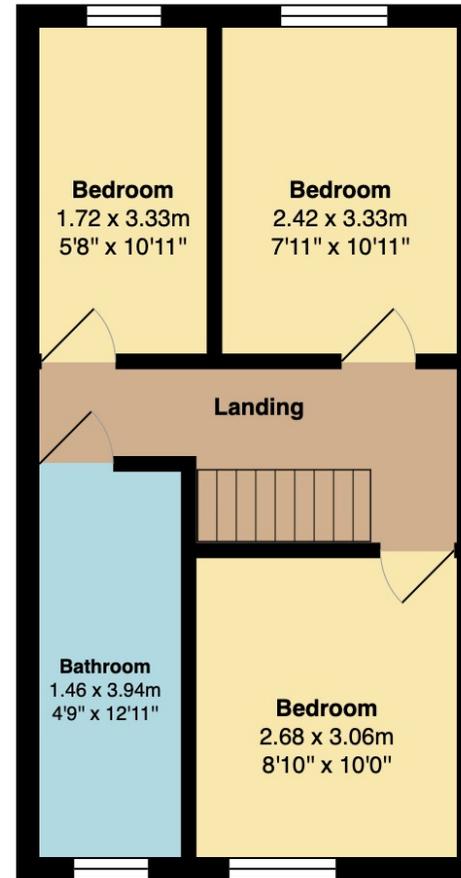
Paved enclosed rear yard and gated access to the rear.



Floorplan



Ground Floor
Area: 36.5 m² ... 392 ft²



First Floor
Area: 36.5 m² ... 392 ft²

Total Area: 72.9 m² ... 785 ft²

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.