

2 Bedroom Terraced for Sale - Offers Over £110,000

Devon Street, Bury, Lancs, BL9 9HT



KEY FEATURES

- MID TERRACED PROPERTY • IDEAL FIRST TIME/INVESTMENT PURCHASE • COSMETIC UPGRADING REQUIRED • POPULAR LOCATION • TWO DOUBLE BEDROOMS • GAS CENTRAL HEATING • DOUBLE GLAZING • CLOSE TO ALL AMENITIES • ENCLOSED REAR YARD • SOLD WITH NO ONWARD CHAIN

Description

**** MID TERRACE PROPERTY IN POPULAR LOCAION. GREAT OPPORTUNITY FOR FIRST TIME OR INVESTOR PURCHASE ****

We are pleased to offer for sale this mid terraced property, requiring some cosmetic upgrading but offering excellent potential for either a first time purchase or investor opportunity.

Located within a popular residential area and within walking distance of Bury Town Centre, the property is conveniently located close by to a range of amenities including, shops, schooling and transport links.

The light and airy accommodation comprises of good sized lounge with feature fireplace, fitted dining kitchen, two double bedrooms and main three piece bathroom suite.

The property further benefits from gas central heating and upvc double glazing. Externally, the property has a small front garden and a good sized enclosed rear yard. Internal viewings are invited.

The property has an EPC rating of D.

Accommodation:

Lounge: 14'7 x 13'10 (4.45m x 4.22m)

Kitchen: 14' 7 x 10'5 (4.45m x 3.18m)

Bedroom 1: 14'6 x 13'10 (4.42m x 4.22m)

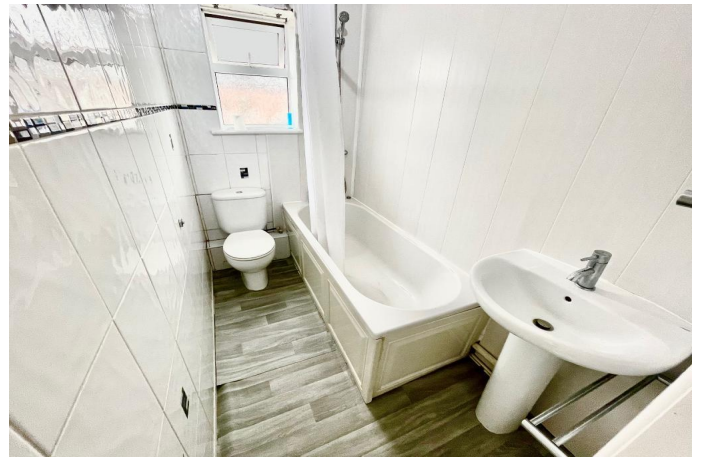
Bedroom 2: 10'6 x 9'8 (3.20m x 2.95m)

Bathroom: 7'6 x 4'4 (2.29m x 1.32m)

Fixtures and Fittings

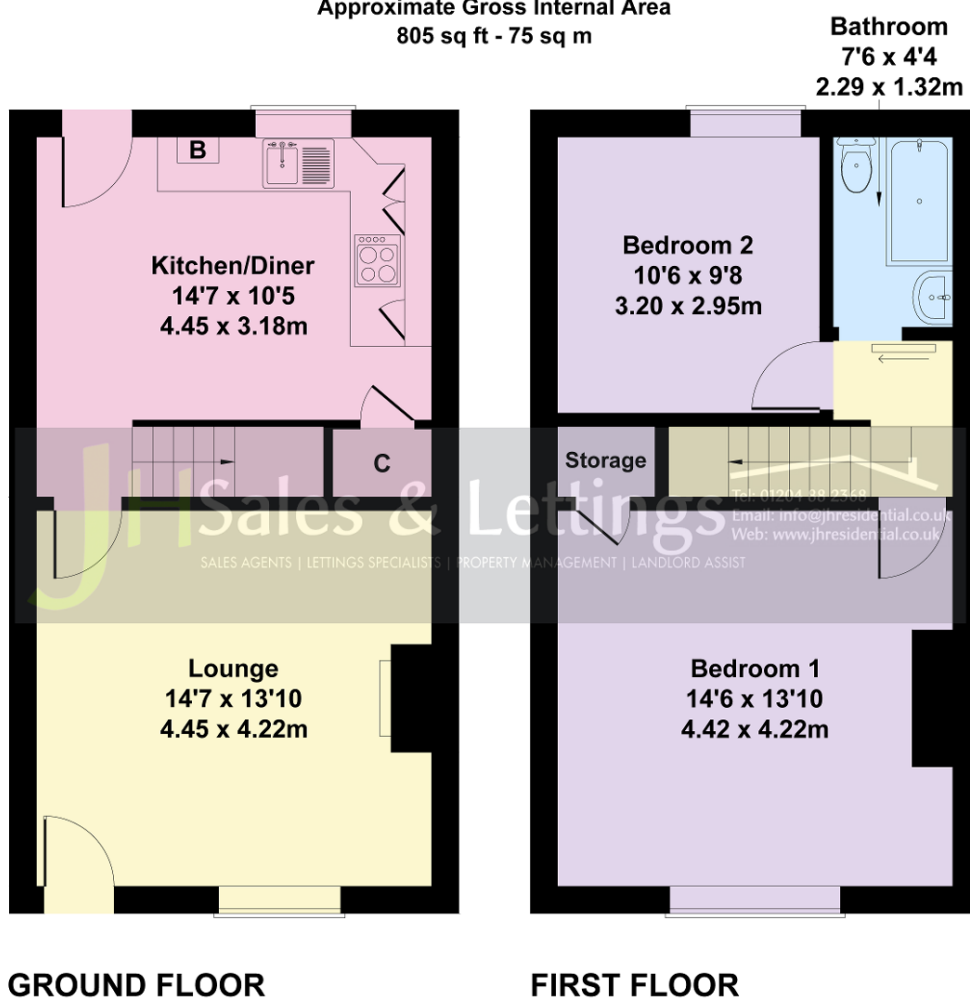
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





68 Devon Street, Bury, BL9 9HT

Approximate Gross Internal Area
805 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		