



12 Rake Street, Bury

Bury

£160,000



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Bury

Well-presented two-bedroom terrace in Walmersley with garden, yard, modern kitchen and bathroom. Near amenities, schools and transport. Ideal for first-time buyers or investors. Council Tax band: A

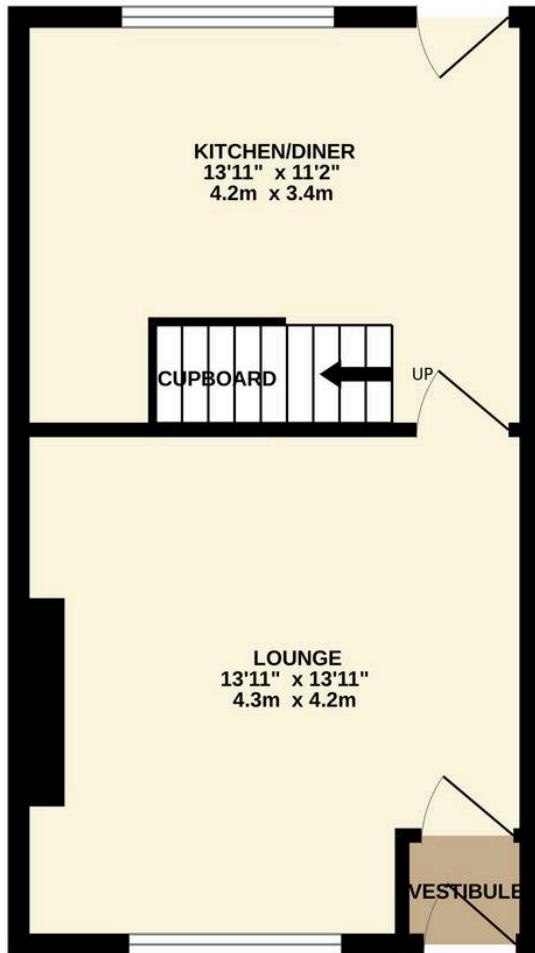
Tenure: Leasehold

EPC Energy Efficiency Rating: D

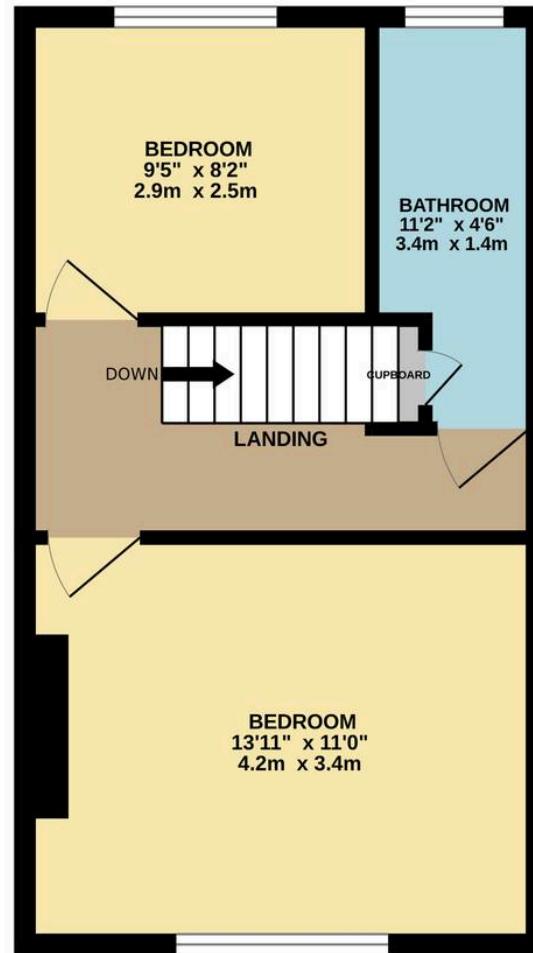
- Well-presented 2 bedroom garden-fronted terrace set in the ever-popular Walmersley area of Bury having undergone a range of improvements within the last 12 months
- The spacious dining kitchen, offering plenty of room for cooking and dining
- Two well-proportioned bedrooms and a modern white three-piece bathroom
- Low-maintenance front garden and an enclosed rear yard provide easy outdoor space without the upkeep
- Positioned by local shops, Walmersley Road amenities, bus stops & everyday conveniences
- Well placed for access to local schools and excellent commuter links, including quick routes to the M66 and Bury town centre
- Attractive to investors thanks to its popular location, practical layout and strong rental demand in BL9
- Offered with no onward chain for a smooth and straightforward move



GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.



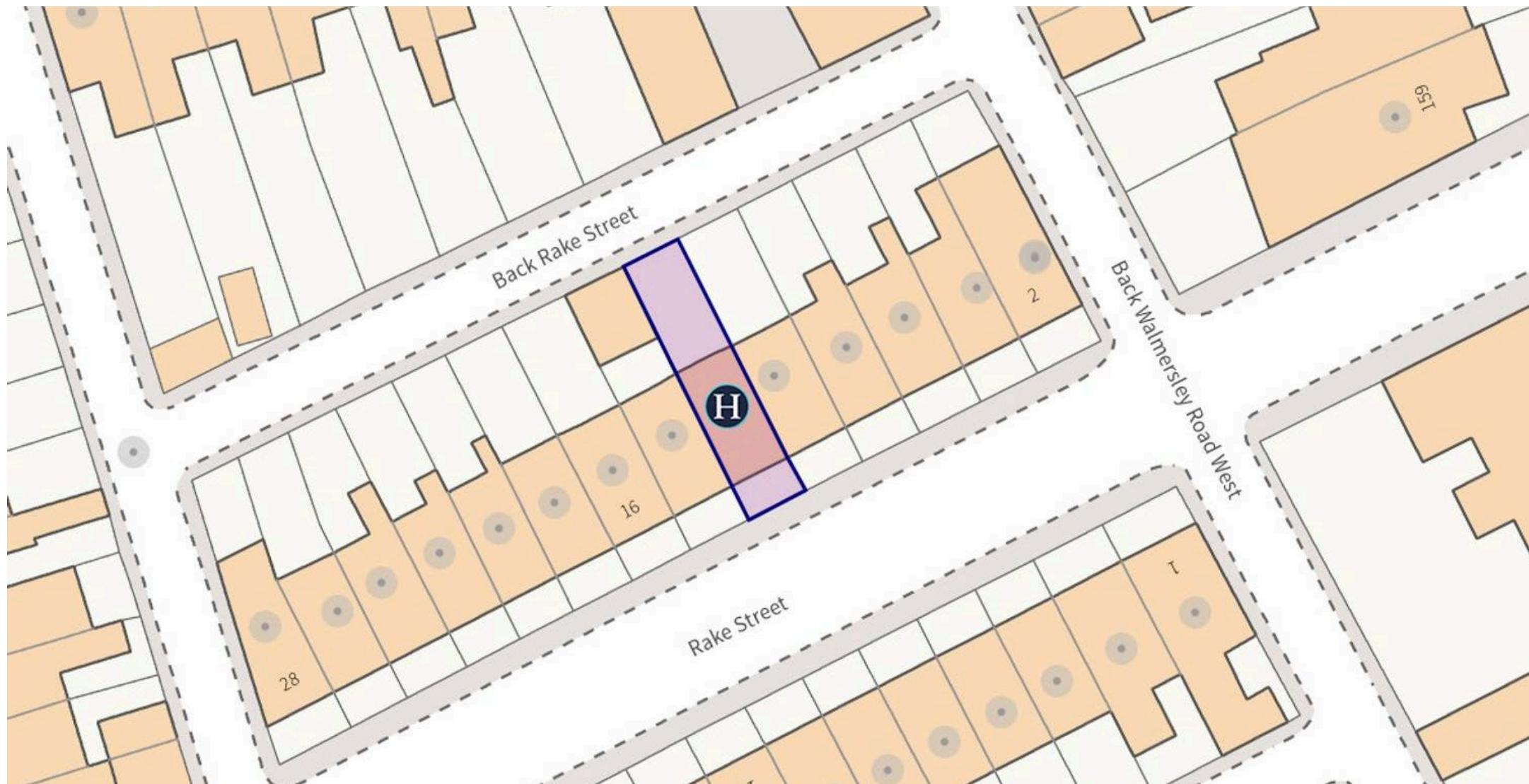
1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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