



**52 James Street, BL9 7EG**

**£100,000**

- Mid Terraced Property
- Dining Kitchen
- Gas Central Heating
- Vacant Possession
- Viewing Recommended
- Three Bedrooms
- UPVc Double Glazed
- Garden To Front
- Convenient Location
- Energy Rating (C)



A conveniently positioned three bedroom mid terraced property located in a pleasant position well placed for access to Bury Town Centre and it amenities. Available with vacant possession viewing is recommended in order to appreciate.

## ACCOMMODATION

### VESTIBULE ENTRANCE

### LOUNGE

14'9" x 13'9" (4.5 x 4.2)

Fitted gas fire inset to attractive surround



### DINING KITCHEN

14'9" x 10'5" (4.5 x 3.2)

Range of white laminate fitted wall and base units incorporating gas hob, electric oven and canopy extractor hood. Complementary work surfaces with inset stainless steel sink unit and splash back tiling. Wall mounted gas central heating boiler



### BEDROOM 1

13'5" x 10'5" (4.09m x 3.18m )

Fitted wardrobes.



**BEDROOM 2**

8'2" x 7'8" (2.5 x 2.36)

Built in cupboard.



**BEDROOM 3**

10'9" x 5'2" (3.3 x 1.6)



**SHOWER ROOM**

Three piece suite including including walk in shower cubical, low level w.c. hand wash basin.

**OUTSIDE**

Garden fronted with lawn area. Good sized yard to rear.

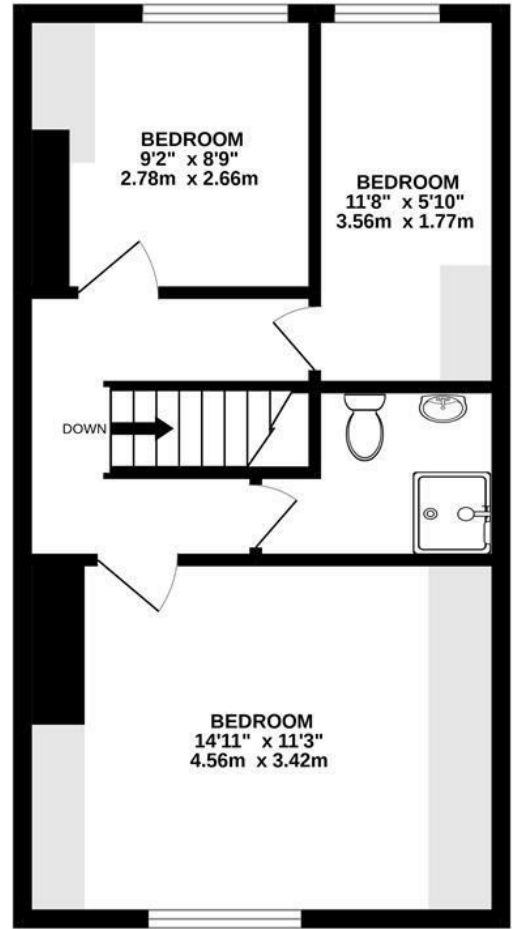
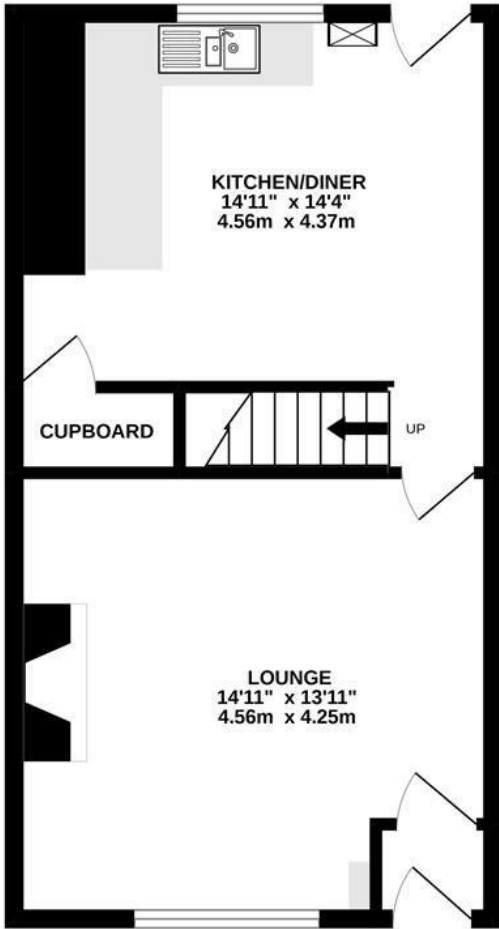


**FRONT GARDEN**

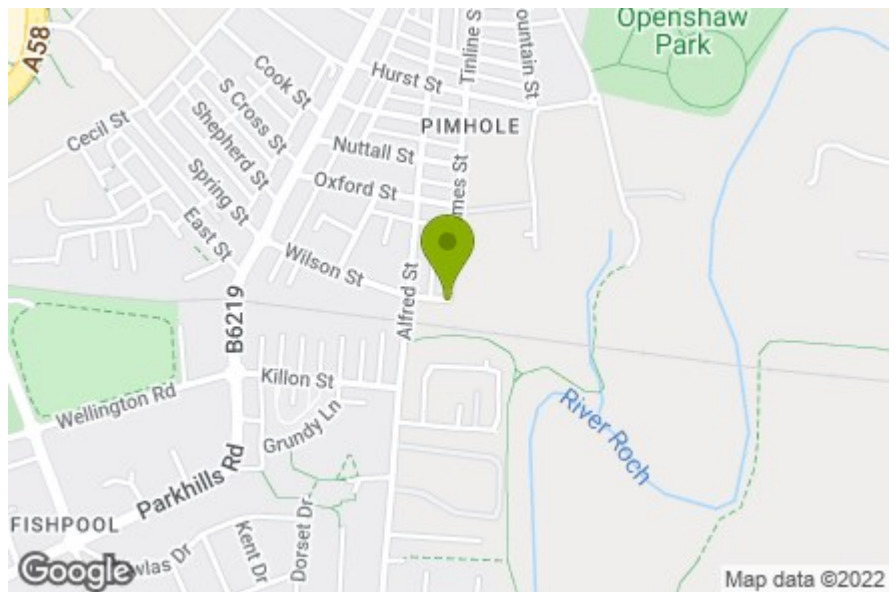


GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>72</b>	<b>89</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC