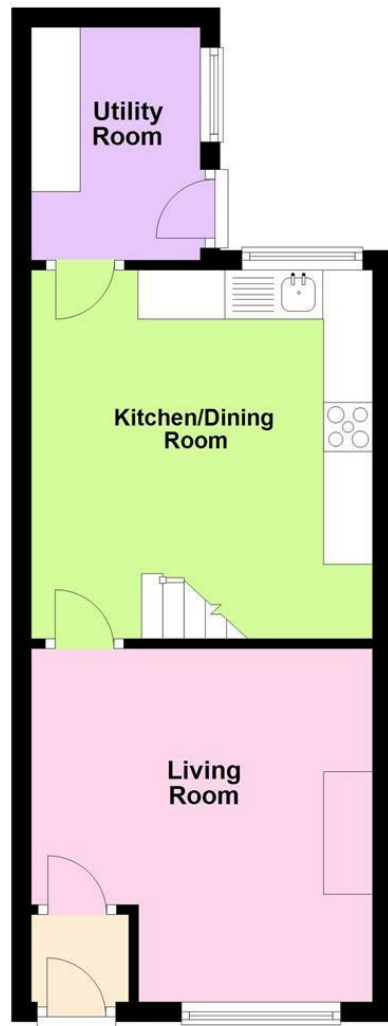
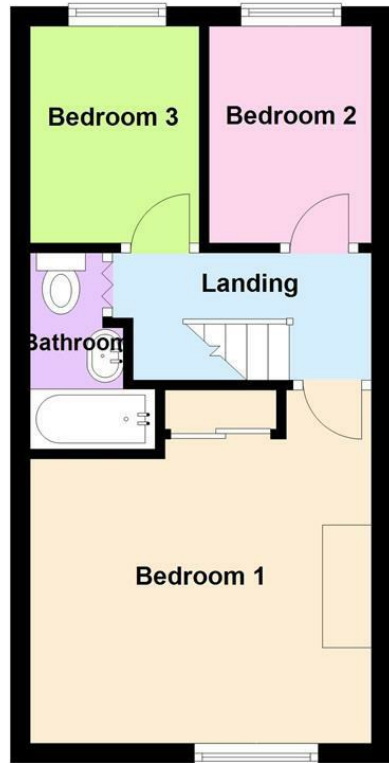


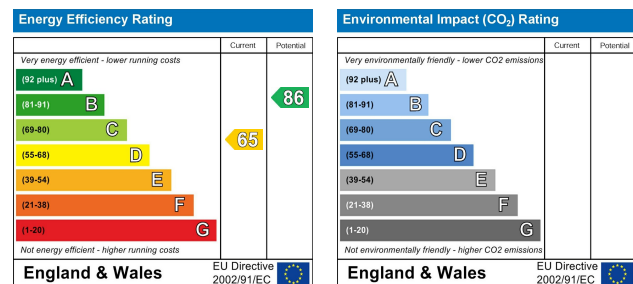
### Ground Floor



### First Floor



### Directions



**75 Stephen Street**  
 , Bury, BL8 2PU  
**£775**



- Spacious Mid Terraced Family Home
- Modern Fitted Kitchen/Dining Room
- Well Presented Low Maintenance Garden
- Available Late October/Early November
- Three Well Proportioned Bedrooms
- Modern Fitted Family Bathroom
- Walking Distance To Town Centre & Transport Links
- Currently Undergoing Improvement Works

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# 75 Stephen Street , Bury, BL8 2PU

SPACIOUS MID TERRACED FAMILY HOME CURRENTLY UNDERGOING IMPROVEMENT WORKS\*\*\*AVAILABLE TO OCCUPY LATE OCTOBER/ EARLY NOVEMBER\*\*\* LOUNGE WITH MULTI FUEL BURNER\*\*\* KITCHEN DINER & UTILITY ROOM\*\*\* THREE BEDROOMS\*\* Charles Louis Lettings are delighted to bring to the market a spacious three bedroom mid terrace, situated within walking distance to bury town centre and ideally positioned for commuting.

The property is currently undergoing improvement works and viewings will commence from the 2nd October. The property in brief comprises porch leading into lounge, leading into kitchen / dining room, utility room which provides access to a good sized rear garden. To the first floor is three good sized bedrooms and family bathroom.

## Porch

uPVC door to front elevation, leading in to living accommodation, centre ceiling light

## Living Room

14'53 x 12'15 (4.27m x 3.66m)

uPVC window to front elevation, fitted with a multi fuel log burner, wood effect flooring, gas central heating radiator, centre ceiling light



## Kitchen/Dining Room

15'9 x 14'49 (4.80m x 4.27m)

uPVC window to rear elevation, overlooking garden, fitted with a range of wall and base units, inset sink with mixer tap, laminate worktops, 5 ring gas hob with integrated double oven and grill and modern extractor fan above, splash back tiles, space for fridge freezer, gas central heating radiator, 2 x ceiling lights, tiled flooring, access to separate utility room.



## Utility Room

11'63 x 4'72 (3.35m x 1.22m)

uPVC window to side elevation, laminate worktops, part tiled walls, tiled floor, plumbed for washing machine, space for dryer, spot lights, gas central heating radiator, combi boiler, access to rear garden.

## First Floor Landing

Leading off to Bedrooms one, two and three and family bathroom, centre ceiling light.

## Bedroom One

14'5 x 12'12 max (4.39m x 3.66m max)

uPVC window to front elevation, original iron fire place, fitted wardrobes, centre ceiling light, gas central heating radiator.



## Bedroom Two

10'3 x 7'97 (3.12m x 2.13m)

uPVC window to rear elevation, centre ceiling light, gas central heating radiator.



## Bedroom Three

10'25 x 6'11 (3.05m x 2.11m)

uPVC window to rear elevation, centre ceiling light, gas central heating radiator.

## Bathroom

8'95 x 5'49 (2.44m x 1.52m)

Fitted with a Modern three piece suite, comprising of low level wc, wash hand basin, bath with shower above, tiled floor, fully tiled walls, inset spots.

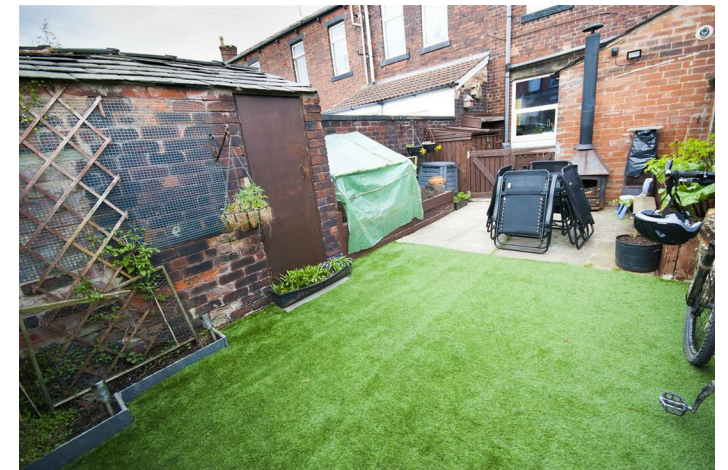


## Rear Garden

Private good sized yard to rear with gate leading to back street, enclosed with brick wall, flagged patio area leading off to astro turf at end of garden, side boarders with small shrubs and plants storage unit for bikes and wood..



## Alternative View



## Front External

Set behind dwarf wall with pathway leading to front door.