



28 St. James Avenue, Bury

Bury

£165,000



## 28 St. James Avenue

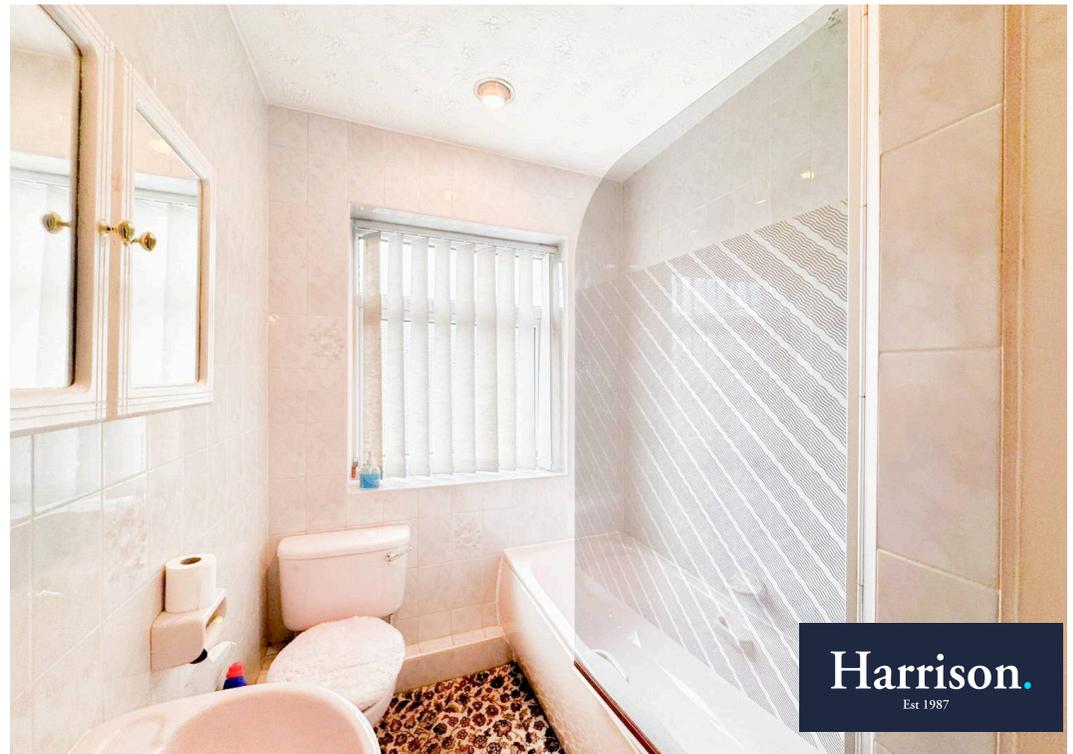
Bury, Bury

Council Tax band: A

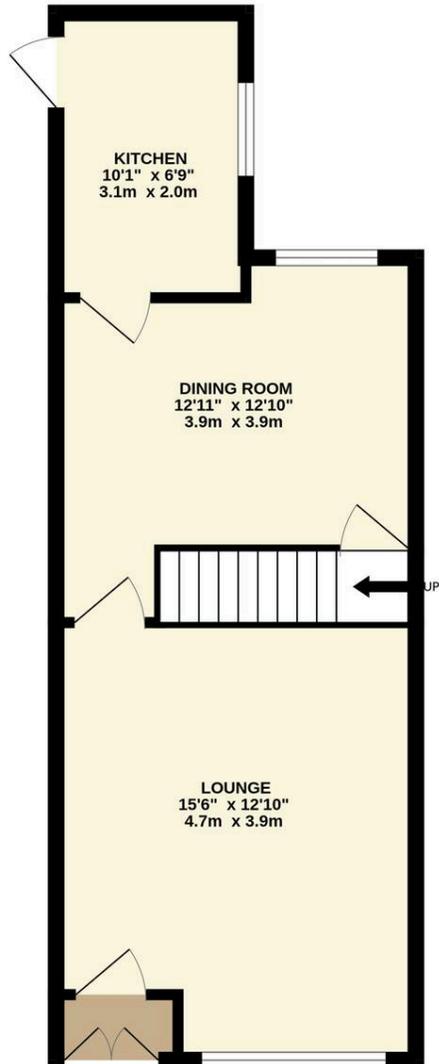
Tenure: Leasehold

- Extended two-bedroom terrace offering generous rooms and strong potential to personalise, modernise and add value
- Entrance porch opening into a bright bay-fronted lounge with plenty of natural light
- Separate rear dining room overlooking the yard, ideal as a second reception or home-working space
- Kitchen extension providing a practical cooking area with scope for redesign or upgrade
- Two well-sized double bedrooms on the first floor, both suitable for full bedroom furniture
- Family bathroom positioned off the landing, ready for updating to suit modern tastes
- Low-maintenance rear yard offering a private outdoor area with space for seating or storage
- On-street parking available directly outside in a quiet, established residential setting
- Located close to Tottington Road, with easy access to shops, supermarkets, bus routes and Bury town centre
- A great opportunity for first-time buyers or investors seeking a solid BL8 property with clear scope to improve and increase long-term value

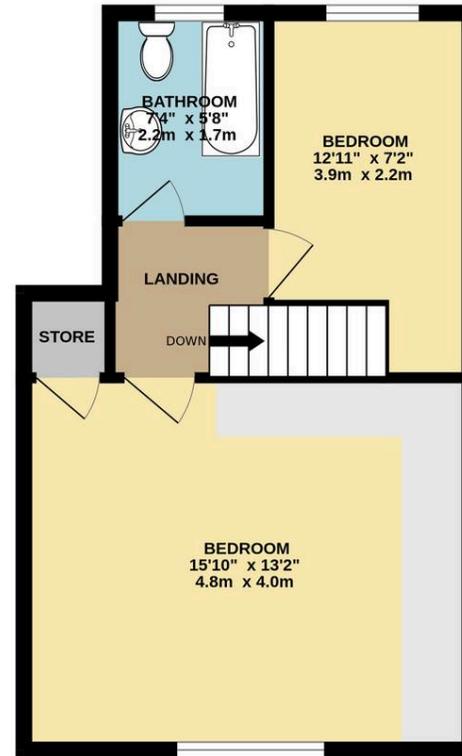




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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