



49 Gigg Lane

Fishpool, Bury



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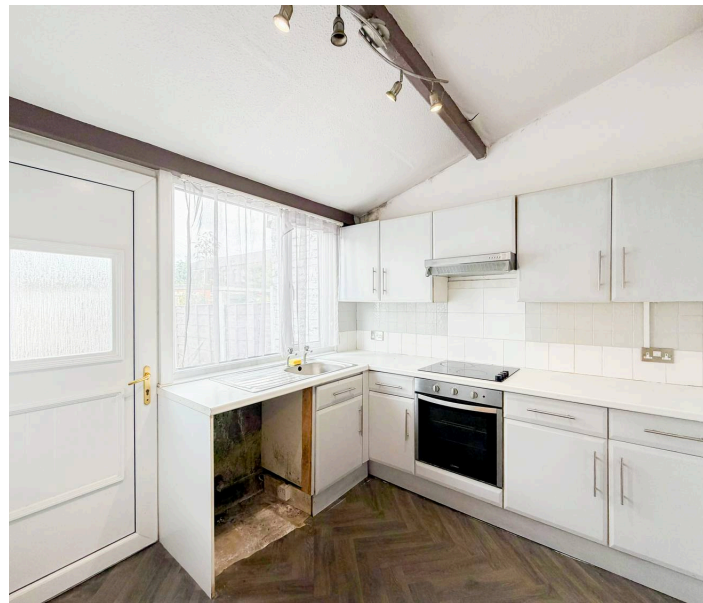
Bury

Council Tax band: A

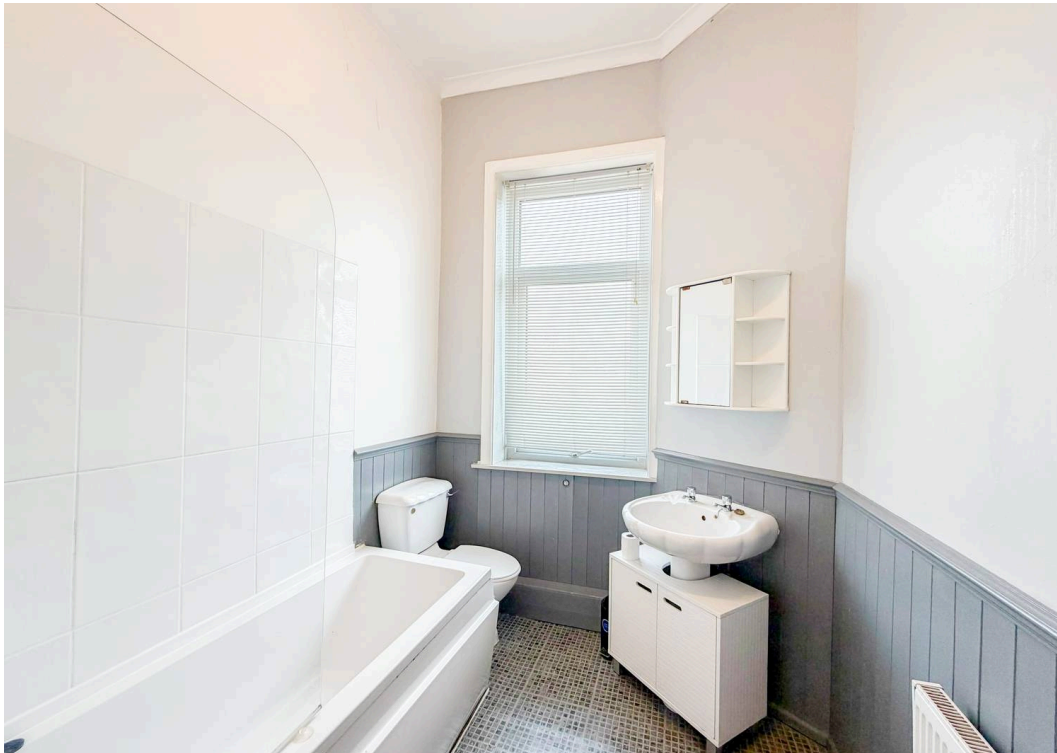
Tenure: Leasehold

EPC Energy Efficiency Rating: D

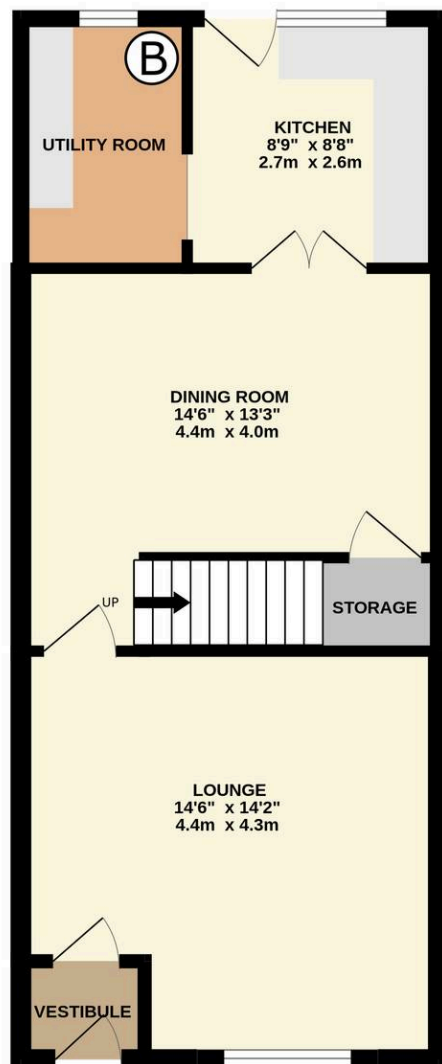
- CHAIN FREE
- Extended two bedroom terrace with two reception rooms set in a sought-after central Bury location
- Large vestibuled front lounge, separate dining room and modern kitchen extension and practical utility room
- Two double bedrooms alongside a modern, well-finished bathroom
- Low-maintenance rear yard ideal for easy upkeep
- Fishpool location placing you close to Bury town centre, the Metrolink and major commuter routes
- Local schools within walking distance, making the area appealing for long-term buyers and investors
- Amenities nearby including shops, parks, leisure facilities and everyday essentials all on hand



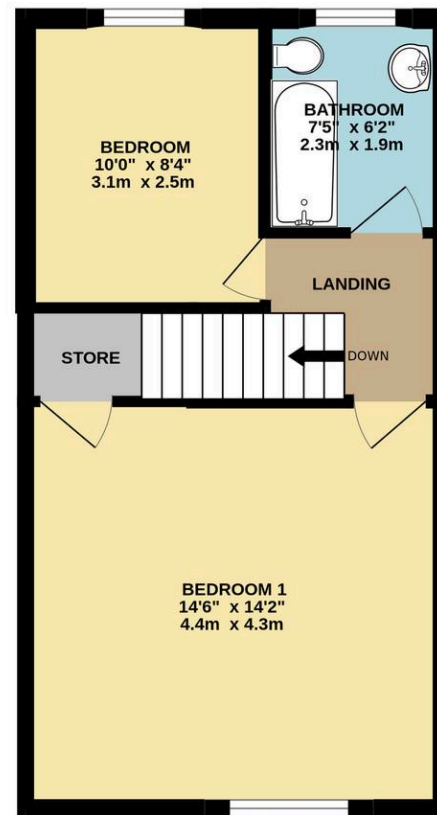




GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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