

£199,995
Leasehold



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Features

- TRADITIONAL BAY FRONTED SEMI DETACHED HOME
- THREE GOOD SIZED BEDROOMS
- IN NEED OF REFURBISHMENT
- ACROSS THE ROAD FROM LOCAL PARK
- SPACIOUS LOUNGE/DINER
- SOUTH FACING REAR GARDEN
- FLAGGED DRIVEWAY FOR OFF ROAD PARKING
- GREAT LOCATION APPROX 1 MILE TOWN CENTRE
- LARGE REAR GARDEN
- EPC Rating - E
- VIEWING IS HIGHLY RECOMMENDED & STRICTLY BY APPOINTMENT ONLY

Summary of Property

**** SOLD WITH NO ONWARD CHAIN ** LARGE REAR GARDEN **** A spacious three bedroom bay fronted semi detached property located in the Limefield area of Bury just off Walmersley Road. The location offers excellent access to Bury & Ramsbottom centres, with local shops, primary schools and local countryside being on your doorstep with junction M66 being only a short drive. This property does require a scheme of modernisation throughout. The property benefits from a southerly facing large rear garden and is warmed by gas fired central heating and double glazing throughout. In brief the property comprises of; Porch, entrance hallway, lounge/diner, and breakfast/kitchen. To the first floor are three bedrooms (two being double) and family bathroom. There is a front garden and flagged driveway to the front with a large garden and shed to the rear. Viewing is highly recommend and is strictly by appointment only via our Ramsbottom office.

Tenure: Leasehold, 909 years remaining

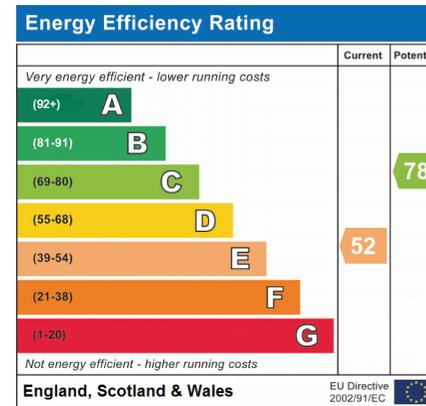
Annual Ground Rent £4.00

Local Authority/Council Tax: Bury Council: C Annual Amount:£1937.37 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 220Mbps

Mobile Coverage: EE - High, Vodafone - High, Three - High, O2 - High



Local Authority

Bury Council
Band C
Tax Band Amount: £1937.37

Room Descriptions

Ground Floor

Porch

Accessed via sliding patio door.

Hallway

Spindle staircase to first floor landing, Under stair storage cupboard.

Lounge

Living flame fitted gas fire inset to attractive surround. Laminate wood flooring, Patio doors leading to rear decked area and garden.

Kitchen

A range of fitted wall and base units incorporating gas hob, electric oven and extractor hood. Complementary work surfaces with inset stainless steel sink unit and splashback tiling. Plumbing for automatic washing

First Floor

Landing

Side window, loft access.

Bedroom One

Front window, radiator and ceiling point.

Bedroom Two

Rear window, radiator and ceiling point.

Bedroom Three

Front window, radiator and ceiling point.

Family Bathroom

Three piece white suite comprising panelled bath with shower over, wash basin and low level w.c. ceramic tiled flooring and part tiled walls. Rear window.

Outside

Gardens & Parking

Low maintenance garden forecourt, ample off road parking via driveway. Generous rear garden laid to lawn, with extensive decked area.



Floorplan



Ground Floor



1st Floor

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.