



Because property is personal with...

Huntley Court, Bury

BELVOIR!

£175,000



Key Features

- THREE BEDROOMS
- MODERN TERRACE
- FRONT & REAR GARDENS
- ALLOCATED PARKING
- CUL-DE-SAC LOCATION
- EPC rating B
- Leasehold





Belvoir Sales & Lettings are pleased to offer For Sale this three bedroom modern terrace on Huntley Court, Bury.

The accommodation on offer briefly comprises; entrance hallway, fitted kitchen diner, lounge, ground floor WC, three first floor bedrooms, and family bathroom.

The property also has the benefit of uPVC double glazing, and gas central heating throughout. Outside, the house comes with front & rear gardens, as well as an allocated parking space. There is plenty of on-street parking thanks to the cul-de-sac location of the house.

Well located within easy reach of local amenities and with good transport links, as well having Hoyles Park a stones throw away, your early viewing of this property is strongly recommended.

Ground Floor

Hall - With uPVC front door with frosted glazed window panel, two ceiling light points, fitted carpets, and wall mounted radiator.

WC (1.57m x 0.79m) - With floorboard effect vinyl flooring, ceiling light point, extractor fan, part wall tile, WC, and hand basin.

Lounge (4.17m x 3.80m) - With fitted carpets, ceiling light point, wall mounted radiator, and uPVC double glazed french doors to the rear patio.

Kitchen Diner (4.83m x 2.15m widening to 2.62m) - With floorboard effect vinyl flooring,

two ceiling light points, wall mounted radiator, wall mounted combi boiler, uPVC double glazed front facing window, wall and base units, plumbing for washer, stainless steel sink, electric oven, gas hob, stainless steel extractor fan, and splashback tile.

First Floor

Landing - With carpet to the stairs and landing, wood balustrade and handrail, ceiling light point, and loft hatch.

Bedroom One (4.18m x 3.09m) - With fitted carpets, ceiling light point, wall mounted radiator, and uPVC double glazed window.

Bathroom w.c. (2.14m x 2.05m) -With floorboard effect vinyl flooring, fitted mirrored vanity cupboard, spotlight lighting, extractor fan, heated towel rail, part wall tile, and three piece suite of WC, basin, and bath with shower and glass shower screen.

Bedroom Two (3.38m x 2.14m) - With uPVC double glazed window, fitted carpets, wall mounted radiator, and ceiling light point.

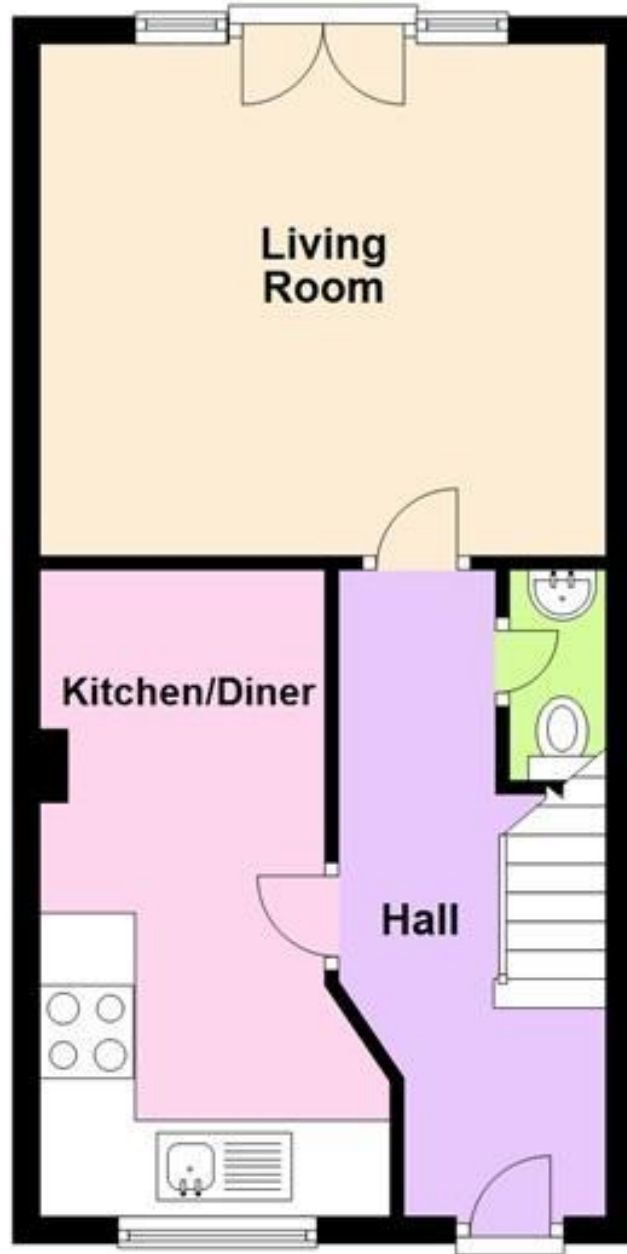
Bedroom Three (2.28m x 1.91m) - With uPVC double glazed window, fitted carpets, wall mounted radiator, ceiling light point, and open cupboard.

Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.

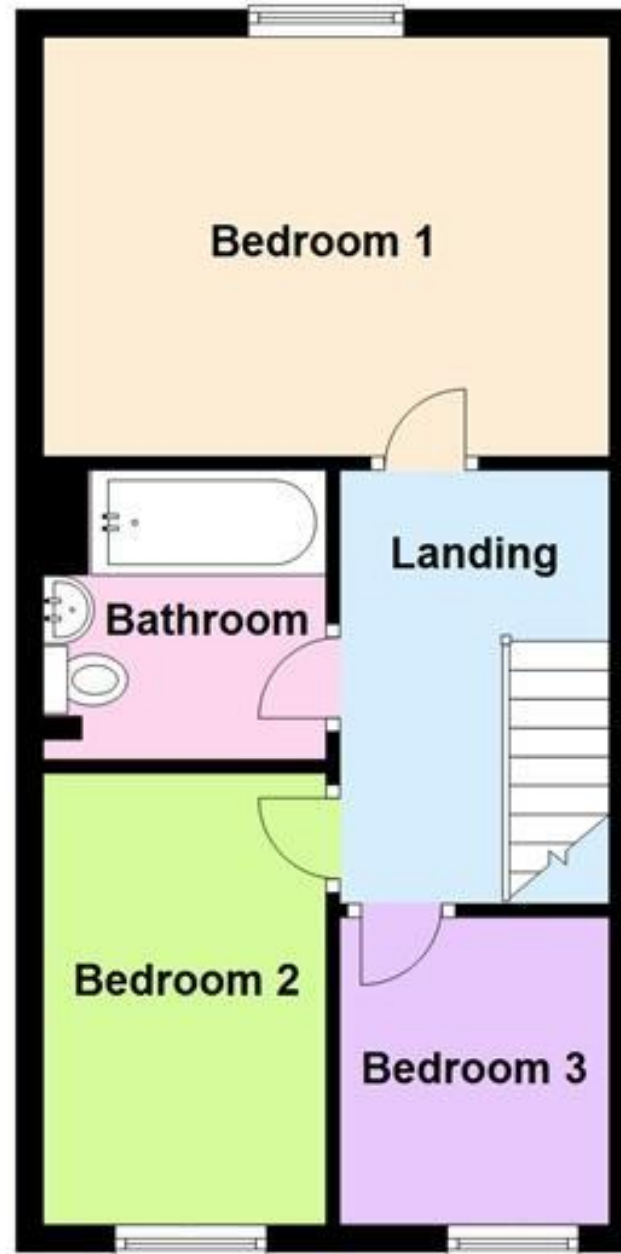




Ground Floor



First Floor





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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