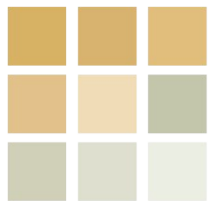




pearson
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8 ROSEWOOD AVENUE

Bury, BL8 3HG

Offers In The Region Of £370,000

8 ROSEWOOD AVENUE

Property at a glance

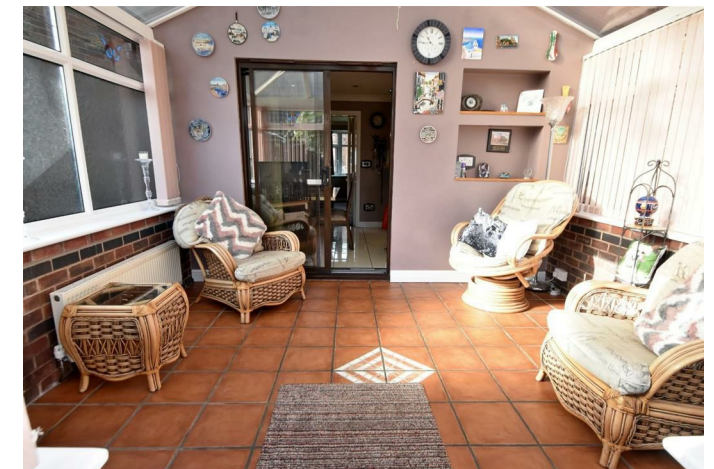
- DETACHED PROPERTY
- TOTTINGTON VILLAGE
- THREE FITTED BEDROOMS (master en-suite)
- CONSERVATORY
- DETACHED GARAGE & DRIVEWAY
- CLOSE TO KIRKLEES NATURE TRAIL

Immaculately presented FREEHOLD detached property with three fitted bedrooms in ever popular village of Tottington located just off Bury Road. The location offers excellent access to the Tottington village centre, transport links to Bury with local shops, schools and amenities being close by and the Kirklees nature trail being on your door step. In brief the property comprises of; Entrance hall with guest w.c, lounge and kitchen/diner (over 18ft) and conservatory to the ground floor. To the first floor are three fitted bedrooms (the master being en-suite) and family bathroom. The property benefits from recently installed gas fired boiler, detached garage & driveway providing off road parking..

Freehold

Council Tax band - D

EPC-C

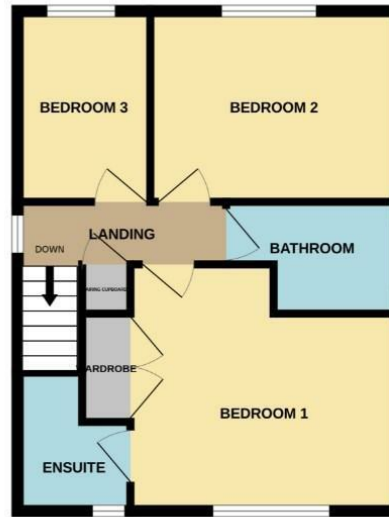




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1038 sq.ft. (96.5 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	(81-91) B		83	(B2 plus) A			
(79-80) C	(69-78) D	70		(B4) B			
(55-78) E	(45-68) F			(D4) C			
(1-54) G	(1-38) G			(D6) D			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.