



pearson  
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1 MENDIP CRESCENT

Bury, BL8 1QZ

Offers In The Region Of £340,000



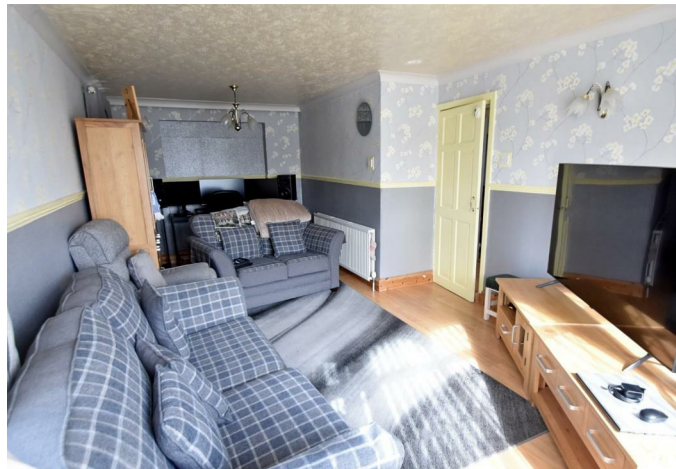
# 1 MENDIP CRESCENT

## Property at a glance

- DECEPTIVELY SPACIOUS DETACHED DORMA BUNGALOW
- FOUR BEDROOMS + OFFICE/PLAYROOM
- MAIN BEDROOM EN-SUITE
- TWO/THREE RECEPTION ROOMS
- VERSATILE ACCOMMODATION
- CLOSE TO GOOD LOCAL SCHOOLS
- EVER POPULAR WASHAW PARK EXTATE
- NO ONWARD CHAIN

Deceptively spacious FREEHOLD four/five bedroom detached Dorma bungalow on the ever popular Washaw Park estate, just off Washaw Road. The location offers excellent access and transport links to Bury & Bolton town centres, with Elton Primary & Elton high school (both Ofsted Good) being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your personal stamp on your family home. In brief the property comprises of to the ground floor; Entrance hall, lounge, bedroom/sitting room, dining room, kitchen, shower room, and main bedroom with ensuite. To the first floor are a further two bedroom and additional room (accessed through one of the bedrooms) which would make a great office/playroom. The property benefits from gardens to the front & rear, detached garage and driveway. This accommodation is very versatile and is ideal for a growing family and is offered for sale with no onward chain.

Freehold  
EPC-D  
Council Tax Band - D









TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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 misstatement. 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.  
Made with Metronix 02/2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A			92 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
35-48	F			35-48	F		
1-34	G			1-34	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating: 78 (Current), 58 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: B (Current), D (Potential)

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