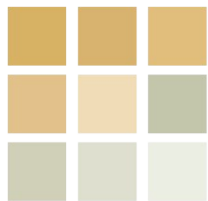




pearson  
ferrier®



8 HALVARD AVENUE  
Bury, BL9 6PS  
£220,000

# 8 HALVARD AVENUE

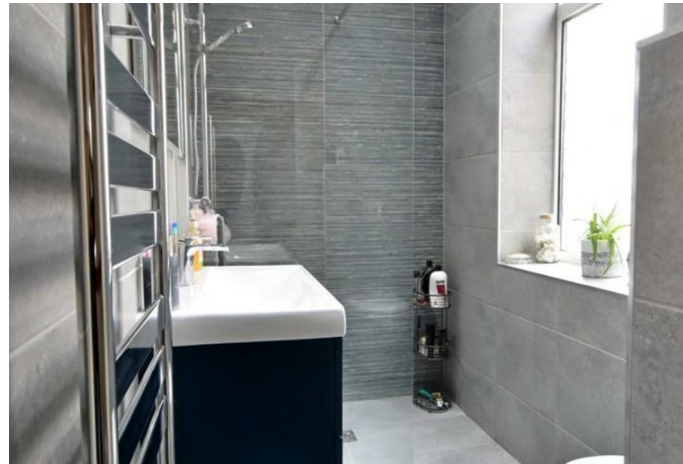
## Property at a glance

- BEAUTIFULLY PRESENTED SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TREE LINED AVENUE
- POULAR LIMEFIELD AREA OF BURY
- ONE MILE FROM BURY TOWN CENTRE
- CLOSE TO LOCAL SCHOOLS & AMENITIES

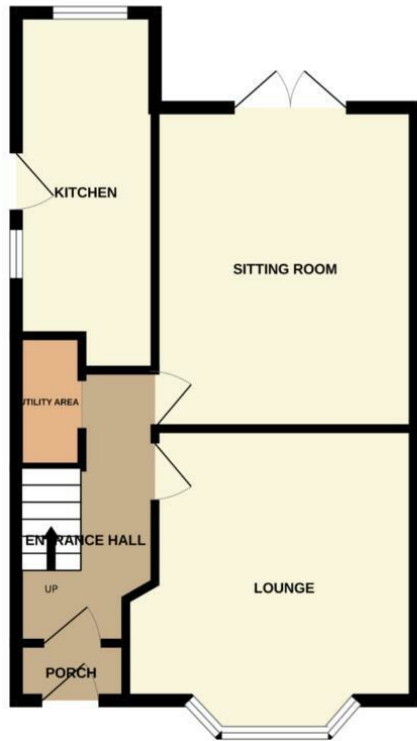
Beautifully presented three bedroom semi detached property located on a tree lined avenue approximately one mile from Bury town centre. The property is an ideal family home with excellent local schools and amenities within walking distance and is also close to local countryside and Clarence park. The property has been vastly improved by the current owners over their occupation with modern kitchen and contemporary wet room yet retaining the charm of the period with the original staircase and newel posts. In brief the property comprises of Vestibule, entrance hall with utility area off, two reception rooms and kitchen to the ground floor. To the first floor are three bedrooms (two being double and the master having modern fitted wardrobes) and wet room. The property also benefits from gardens to both the front and rear and really must be viewed to appreciate the location and condition of the property.

Leasehold - 999 years (less 3 days) from 24th December 1907  
EPC-D  
Council Tax Band - B





GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

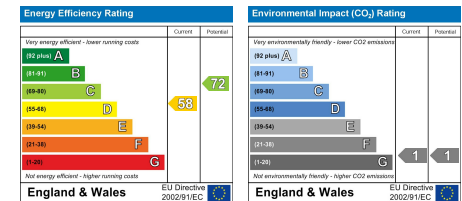


1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 962 sq.ft. (89.4 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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