



pearson
ferrier®



12 MORETON DRIVE
Bury, BL8 1QT
£200,000

12 MORETON DRIVE

Property at a glance

- MODERN STYLE SEMI DETACHED PROPERTY
- SOUGHT AFTER RESIDENTIAL LOCATION
- SOME MODERNISATION WORKS REQUIRED
- THREE BEDROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GARDENS TO THE FRONT & REAR
- SIDE DRIVEWAY LEADING TO GARAGE
- NO ONWARD CHAIN

A modern style semi detached home in a sought after residential location on Walshaw Park, approximately 2 miles from Bury town centre and with easy walking access to Elton High School and Walshaw Village centre. The property is a 'one owner from new' and has had a number of upgrades since it was first constructed, to include gas central heating and upvc double glazing. The property is being offered for sale with no onward chain and provides a new buyer with a good deal of potential to create a home and style of choice. The accommodation briefly comprises: entrance hall, lounge through dining room, kitchen, first floor landing, three bedrooms and a combined bathroom/w.c. To the outside there are lawned gardens to the front and rear with a side driveway leading to the detached single garage.

Tenure - Leasehold 999 years from 1967
Ground rent £15.15 per annum
EPC Rating - tbc
Council Tax Banding - C





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.

