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41 HANSON STREET  
Bury, BL9 6LR  
£165,000



# 41 HANSON STREET

## Property at a glance

- END TERRACE PROPERTY
- TWO DOUBLE BEDROOMS & ADDITIONAL LOFT ROOM
- STUNNING CONDITION THROUGHOUT
- IDEAL FIRST TIME BUY
- POPULAR LOCATION
- WALKING DISTANCE TO BURY TOWN CENTRE

Immaculately presented two double bedroom with additional loft room end terrace property in the ever popular Chesham area of Bury just off Walmersley Road. The location offers excellent access and is within walking distance of Bury town centre, with local schools (Chesham Primary & St Bedes), a handy parade of shops and Clarence Park & playing fields being on your door step. The property is a real credit to the current owners who upgraded the property including a new kitchen, bathroom and combination boiler over the last 5 years. In brief the property comprises of; Lounge, Stunning kitchen/diner, two double bedroom, contemporary bathroom and loft room. This property is ideal for a first time buyers and is walk in condition throughout.

Leasehold -990yr lease from 24th June 1877

Ground Rent £1.75

EPC-D

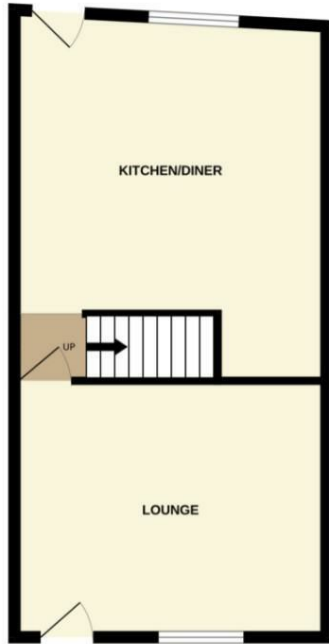
Council Tax Band - A



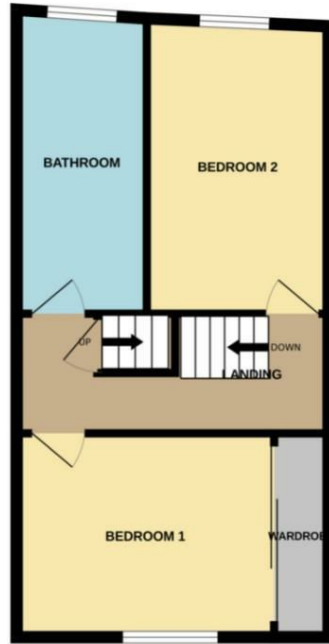




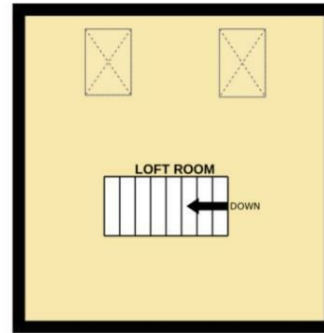
GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

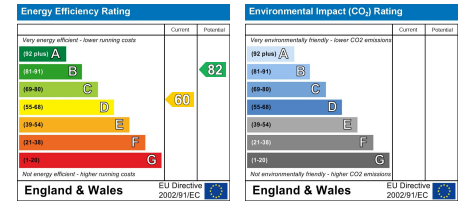


2ND FLOOR  
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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