



pearson
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9 SOUTHFIELD AVENUE

Bury, BL9 5HS

Offers In The Region Of £190,000

9 SOUTHFIELD AVENUE

Property at a glance

- FREEHOLD TOWN HOUSE
- THREE BEDROOMS
- CUL-DE-SAC
- CONVENIENT LOCATION
- OFF ROAD PARKING
- CLOSE TO BURRS COUNTRY PARK
- EASY ACCESS TO JUNCTION ONE M66

Well presented FREEHOLD three bedroom property located in the popular Limefield area of Bury just off Walmersley Road. The location offers excellent transport links to Bury town centre with local shops, primary schools AND Burrs country park on your doorstep with junction one M66 being only a short drive. The property is an ideal first time buy or for a growing family and in brief comprises of; Porch, lounge/diner, kitchen and rear hall to the ground floor. To the first floor are three bedroom and family shower room. The property is set on a quiet cul-de-sac and benefits from gardens to the front and rear with the rear having an up & over door to provide off road parking.

Freehold

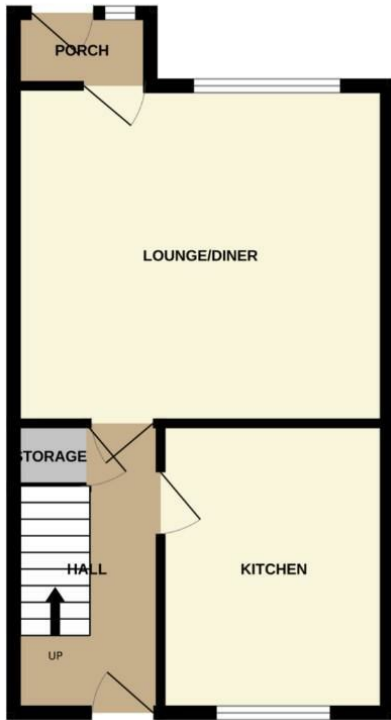
EPC-D

Council Tax Band - B

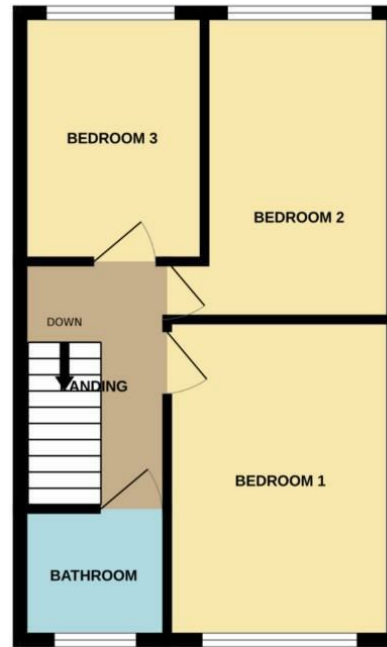




GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



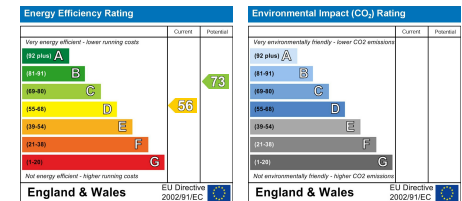
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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