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30 CHESTNUT AVENUE  
Bury, BL9 7QW  
Offers Over £130,000



# 30 CHESTNUT AVENUE

## Property at a glance

- MID TERRACE
- TWO DOUBLE BEDROOMS
- FREEHOLD
- CONSERVATORY
- NO ONWARD CHAIN
- CONVENIENT LOCATION
- convenient

A well presented two double bedroom FREEHOLD town house located approximately one mile from Bury town centre. The location offers excellent access to Bury town centre local shops, primary & secondary schools with junction 2 M66 being only a short drive. The property is in need of some cosmetic improvement offering the new owner put their own stamp on their home. The property is an ideal first time buy or but to let investment and is offered to the market with no onward chain. In brief the property comprises of; Entrance hall, lounge, kitchen/diner and conservatory to the ground floor. To the first floor are two double bedrooms and shower room. The property benefits from gardens to the front & rear.

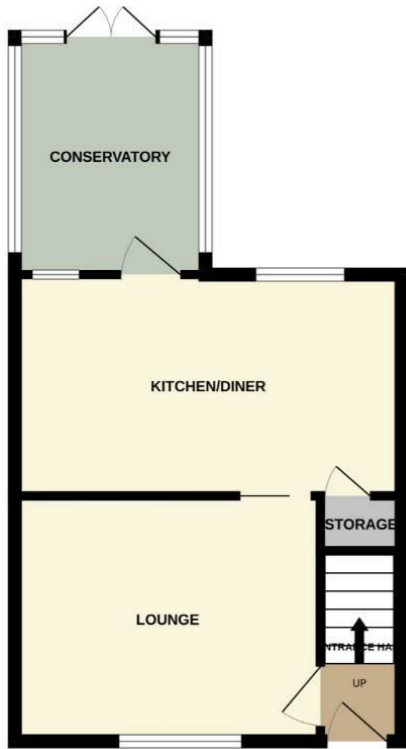
Freehold  
Council Tax Band - A  
EPC- D







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

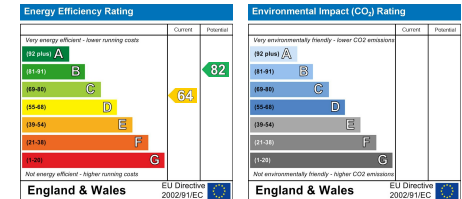


1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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