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35 WHEATFIELD CLOSE  
Bury, BL9 6XD  
Offers In The Region Of £215,000

# 35 WHEATFIELD CLOSE

## Property at a glance

- SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- LOUNGE & EXTENDED KITCHEN/DINER
- WESTERLY FACING REAR GARDEN
- DOUBLE DRIVEWAY
- CLOSE TO LOCAL COUNTRYSIDE

Immaculately presented two double bedroom extended FREEHOLD semi-detached property located in a convenient location just off Walmersley Road. The location offers excellent access to local shops and schools, local countryside, transport links to Bury & Ramsbottom centres with Junction 1 M66 being only a short drive. The property is ideal for a first time buyer or someone looking to down size and briefly comprises of: Porch, lounge and spacious kitchen/diner. To the first floor are two double bedroom and family bathroom. The property also benefits from double driveway to the front and landscaped westerly facing rear garden.

Tenure - Freehold

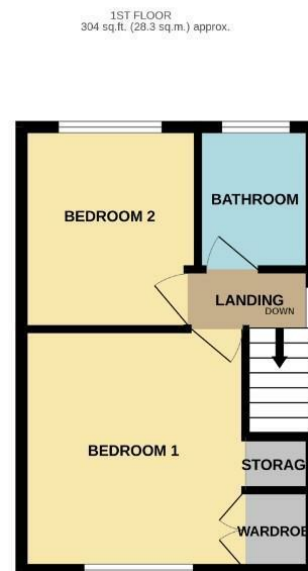
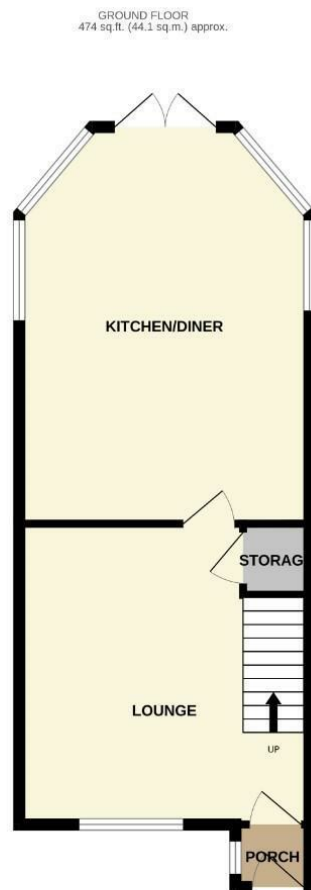
EPC - D

Council Tax Band - B

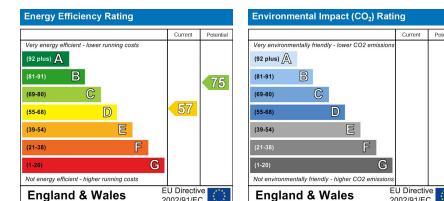








TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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