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53 ARLEY AVENUE
Bury, BL9 5HG
£225,000

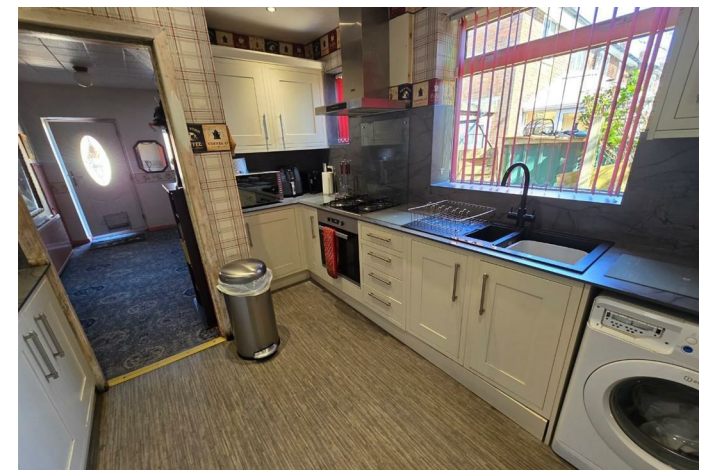
53 ARLEY AVENUE

Property at a glance

- FREEHOLD FOUR BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- WALMERSLEY AREA OF BURY
- IDEAL FAMILY HOME
- GOOD LOCAL SHOPS, SCHOOLS & COUNTRYSIDE WALKS
- NO CHAIN

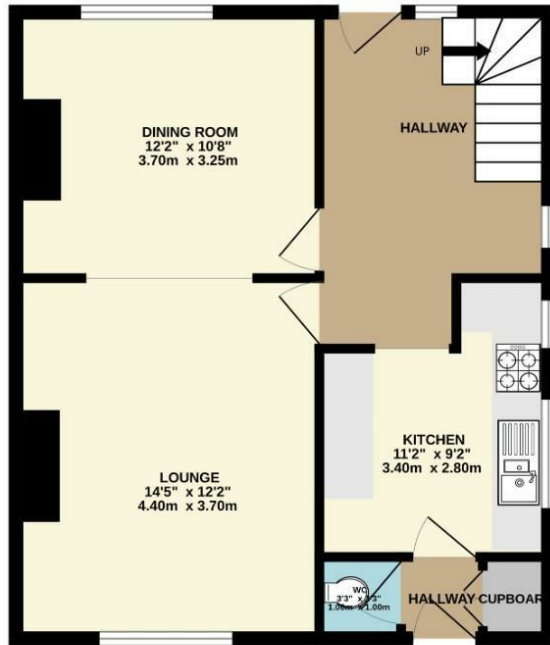
A spacious Freehold four bedroom semi detached home located in the Walmersley area of Bury, with no onward chain. The property would be ideal for families with great local amenities including a rural walk to Burrs Country Park, good local schools, an array of local shops and good access to Bury town centre and the M66 motorway. The property must be viewed to appreciate the size of accommodation on offer which comprises four bedrooms, bathroom, lounge, dining room, kitchen, downstairs W.C. and hallway entrance. Externally there is a garden to the front, with access down the side to the South facing rear garden which has a brick outhouse. The property does require some refurbishment, but is both gas central heated and double glazed and would make an ideal home for a growing family.

Tenure - Freehold
Council Tax - Band B
EPC - D

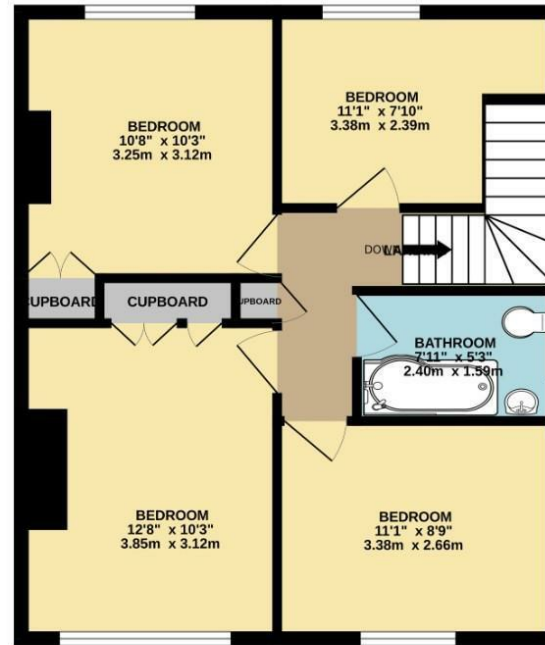




GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

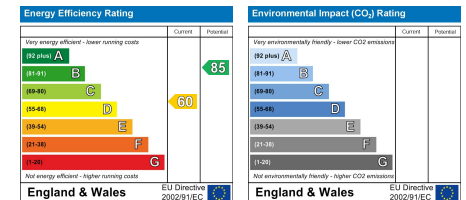


1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.2 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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