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44 WALNUT AVENUE
Bury, BL9 7LZ
£180,000

44 WALNUT AVENUE

Property at a glance

- EXTENDED TERRACE
- OPEN PLAN LIVING OVER 21ft
- TWO DOUBLE BEDROOMS
- OUTSIDE BAR & OFFICE
- FREEHOLD
- NO ONWARD CHAIN

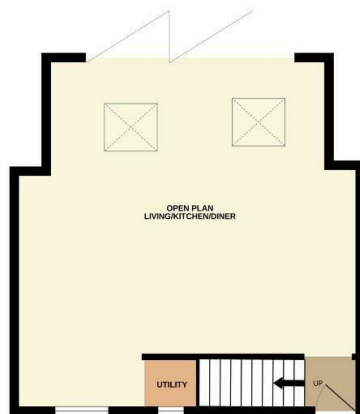
Immaculately presented and extended two double bedroom FREEHOLD terrace property that really has to be viewed to appreciate the open plan living space with bi-folding doors to the rear. The location offers excellent access & transport links to Bury & Rochdale centres, with local shops & schools being close by and junction 2 M66 being only a short Drive. In Brief the property comprises of: Entrance hall, open plan lounge/dining/kitchen (over 21ft), two bedrooms family bathroom and outside bar & office. The property is ideal for a first time buyer or someone looking to downsize.

Tenure - Freehold
Council Tax Band - A
EPC-D





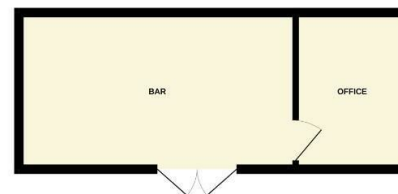
GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



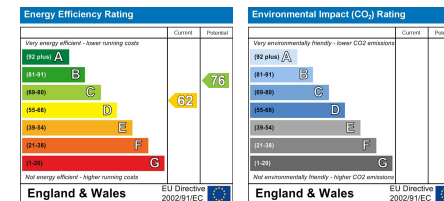
BAR & OFFICE
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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