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3 LINTON AVENUE
Bury, BL9 6NL
Offers Over £220,000

3 LINTON AVENUE

Property at a glance

- TRADITIONAL TERRACE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TREE LINED AVENUE
- CLOSE TO CLARENCE PARK & THE LIDO
- CONVENIENT LOCATION

An immaculately presented two double bedrooms & additional loft room (currently used as a third double bedroom), two reception room terrace property located on a tree lined street in the Seedfield area of Bury just off Walmersely Road. The location offers excellent access and transport links to Bury town centre, with local shops and primary schools being close by with Clarence park & The Lido being on your doorstep, The property has been vastly improved by the current owners and really must be viewed to appreciate their attention to detail, the quality of the fixtures & fittings installed and the accommodation on offer. In brief the property comprises; Vestibule, entrance hall, lounge, dining/sitting room and modern kitchen. To the first floor is a landing, two double bedrooms, family bathroom and stairs to the loft room. The property benefits from a paved garden to the front, enclosed rear yard and would be perfect for a first time buyer or a growing family.

Tenure - Leasehold - 999 years (less 10 days) from 24 December 1902
Ground Rent - £2.10 per annum
Council Tax - B
EPC-tbc







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-150 A			102 (pass) A		
151-200 B			151 (1-1) B		
200-250 C			200-250 C		
250-300 D			250-300 D		
300-350 E			300-350 E		
350-400 F			350-400 F		
400-450 G			450-500 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive			EU Directive		