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301 BURY ROAD
Manchester, M26 2XW
Offers In The Region Of £238,500

301 BURY ROAD

Property at a glance

- a traditionally built bay fronted semi-detached family home
- three generous sized bedrooms (master & bedroom two fitted)
- PVC double glazing & GCH system
- two reception rooms
- PVC double glazed conservatory with access out onto the private rear garden
- modern fitted kitchen with integrated appliances
- modern four piece family bathroom
- open views to the front overlooking farmland and the surrounding area
- driveway providing ample off road parking for two/three cars
- gardens to the front and rear

A traditionally built three bedroom semi-detached family home built circa 1930's yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks including Radcliffe met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, feature lounge with a bay walk in window with open views overlooking farmland and the surrounding area, separate dining area and a PVC double glazed conservatory with access onto the private rear garden, modern fitted kitchen with integrated appliances, three generous sized bedrooms (master and bedroom two with fitted wardrobes) and a modern four piece family bathroom. Outside - driveway providing ample off road parking for two/three cars and gardens to the front and rear. The accommodation briefly comprises: porch, reception hallway, lounge, dining room, conservatory, kitchen, first floor, three generous sized bedrooms and family bathroom. Outside - driveway providing ample off road parking for two/three cars and mature lawned gardens to the front and rear.

Additional Information:

Tenure - Freehold

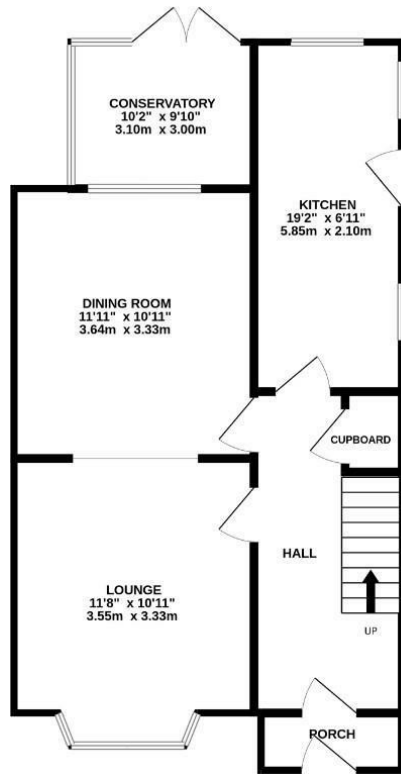
Council Tax band C payable to Bury MBC. Council Tax rates amount for 2023/202 = £1,937.37

EPC Rating: D

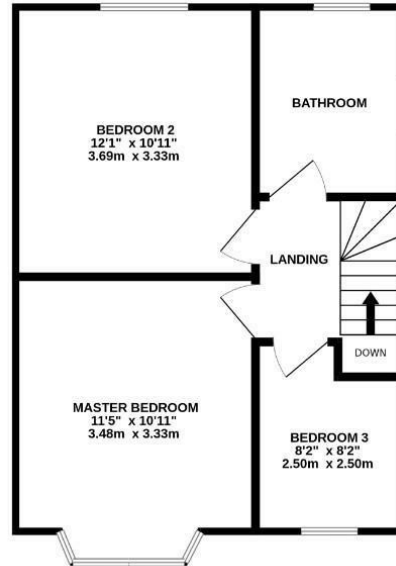




GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

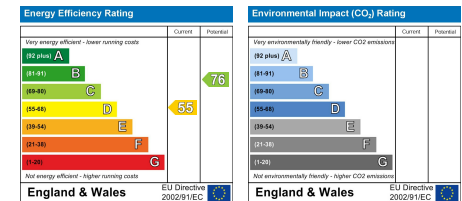


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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