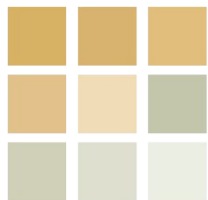




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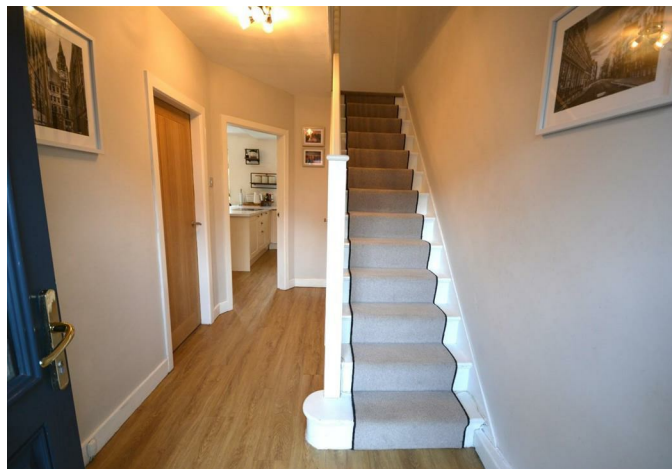
19 WESTGATE AVENUE
Bury, BL0 9SS
£325,000

19 WESTGATE AVENUE

Property at a glance

- substantial mid terrace
- three bedrooms/two bathrooms
- highly regarded location
- parking and gardens
- dining kitchen
- no onward chain

Westgate Avenue, Holcombe Brook is a superbly presented and spacious, traditionally built, three bedroom mid terrace benefitting from a newly converted loft providing a large main bedroom with ensuite shower room. The house sits in a highly regarded location within walking distance, to well respected local schools shops, bus routes and access into Ramsbottom and Bury town centres and onwards to the motorway network. The house is double glazed and warmed by gas fired central heating, the accommodation briefly comprises; entrance hall with stairs to the first floor, living room and open plan dining kitchen, rear porch/utility, first floor, two double bedrooms and three piece bathroom, access to the second floor with galleried study, main bedroom with superb southerly views and an ensuite shower room. Outside there is a parking forecourt and enclosed rear garden with astro turf lawned area and brick store. Council Tax Band C/Leasehold property with 999 years unexpired term

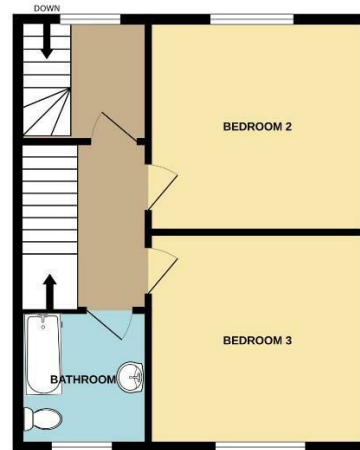




GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.

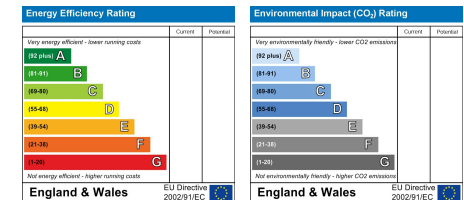


2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.