



## Craig Avenue, Bury, BL8 2PG Offers over £200,000

\*\*\*FULL REFURBISHMENT REQUIRED \*\*\*\* IDEAL FOR PROPERTY INVESTORS OR FIRST/SECOND TIME BUYERS LOOKING TO DESIGN THEIR NEW HOME!

A large three-bedroom semi-detached Family Home in a much sought-after Location in Elton in Bury and within close distance to local amenities, shops, primary schools, Elton High School, parks, and surrounding areas like Bury, Radcliffe, Bolton, and Manchester. The property does require modernisation throughout however the size of the property and the plot gives huge potential to transform it into a lovely home.

It is definitely one property you need to come and view!

The property comprises; vestibule, hallway, lounge, dining room, separate kitchen, three bedrooms and a three-piece bathroom suite with a shower over the bath. The property benefits from gas central heating and PVC double glazing. Externally there is a driveway to the side of the house, a paved area to the rear of the house and gardens to the front and side. The property is situated on a corner leading into the avenue cul-de-sac and offers a peaceful position just off Bolton Road. Viewing Comes Highly Recommended as there is no chain.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. It is a great project!



## Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Freehold - To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

## Lounge

10'9" x 17'4" (3.30 x 5.30)

## Dining Room

8'2" x 13'1" (2.50 x 4.00)

## Kitchen

8'2" x 8'6" (2.50 x 2.60)

## Bedroom 1

8'2" x 10'2" (2.50 x 3.10)

## Bedroom 2

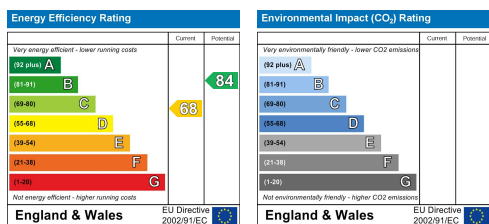
10'2" x 7'10" (3.10 x 2.40)

## Bedroom 3

11'1" x 9'2" (3.40 x 2.80)

## Bathroom

7'2" x 6'2" (2.20 x 1.90)



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