



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Pear Avenue, Bury, BL9 7NB

Offers Over £200,000

SPACIOUS FAMILY HOME

Welcome to this charming semi-detached house located on Pear Avenue in the delightful town of Bury. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. The bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the large front drive, providing off-road parking and easy access to the garage space. This is a significant advantage for families with multiple vehicles or those who appreciate the convenience of additional storage.

Situated in a prime location, this property offers easy access to local amenities, including shops, schools, and parks, making it a perfect choice for families and professionals alike. The surrounding area is known for its friendly community and excellent transport links, ensuring that you are well-connected to the wider region.

In summary, this semi-detached house on Pear Avenue presents a wonderful opportunity for anyone looking for a modern, spacious family home in Bury. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

Pear Avenue, Bury, BL9 7NB

Offers Over £200,000

 3  1  2  C

- Semi Detached Property
- Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- One Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Porch

7' x 2'11 (2.13m x 0.89m)

UPVC double glazed entrance door, UPVC double glazed windows, tiled floor and door to kitchen.

Kichen

18'4 x 13'4 (5.59m x 4.06m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, space for range cooker, extractor hood, glass and tiled splash backs, plumbing for washing machine, space for fridge freezer, tile effect vinyl flooring, stairs to first floor, door to reception room and UPVC double glazed door to rear.

Reception Room One

18'5 x 10'10 (5.61m x 3.30m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights and TV point.

First Floor

Landing

11'4 x 5'4 (3.45m x 1.63m)

Storage cupboard and doors to three bedrooms and bathroom.

Bedroom One

14'4 x 10'2 (4.37m x 3.10m)

Two UPVC double glazed windows, central heating radiator and TV point.

Bedroom Two

12'9 x 9'5 (3.89m x 2.87m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'5 x 7'11 (3.48m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'5 (2.24m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush W/C, vanity top wash basin with mixer tap, P shape panel bath with mixer tap and direct feed shower and rinse head over, PVC elevation and laminate flooring.

External

Front

Driveway leading to garage.

Rear

Artificial lawn and decking.

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