



Ground Floor

Porch

Entrance Hall

Reception Room
4.03m (13'3") x 2.41m (7'11")

Cloakroom With WC

Lounge
7.30m (23'11") x 4.22m (13'10")

Garden Room
3.81m (12'6") x 3.03m (9'11")

Kitchen
2.96m (9'9") x 2.87m (9'5")

Utility Area
2.85m (9'4") x 2.20m (7'3")

First Floor

Landing with Loft Access

Bedroom 1
3.52m (11'7") x 2.00m (6'7")

Bedroom 2
4.03m (13'3") x 3.06m (10'1")

Bedroom 3
2.70m (8'10") x 2.47m (8'1")

Bathroom

Outside

The front garden is laid to lawn with mature shrubs and bushes. A driveway provides off road parking and there is gated side access. The rear garden benefits from a patio seating area, lawned area, gravel seating area and timber/brick built sheds.

FURTHER INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC Rating: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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ASKING PRICE

£300,000

POUND ROAD

BURY, PE26 2LB

PROPERTY SUMMARY

A well presented, link detached property situated in a quiet cul-de-sac location offered with No Forward Chain. The property benefits from three generous reception rooms, kitchen, utility room, cloakroom, three well proportioned bedrooms, one benefitting from fitted wardrobes and a family bathroom. Outside the property benefits from a driveway, front garden and enclosed rear garden with patio seating area. The property is within short distances from local amenities and schools. A viewing is highly recommended to fully appreciate the property.

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