

pearson ferrier®

7 GREENGATE CLOSE

Bury, BL9 7AW

Offers In The Region Of £220,000

7 GREENGATE CLOSE

Property at a glance

- MODERN SEMI-DETACHED
- THREE BEDROOMS (Main bedroom en-suite)
- LOUNGE/DINER
- OFF ROAD PARKING
- PRIVATE CUL-DE-SAC
- EASY ACCESS TO JUNCTION 2 M66
- EV CHARGE POINT

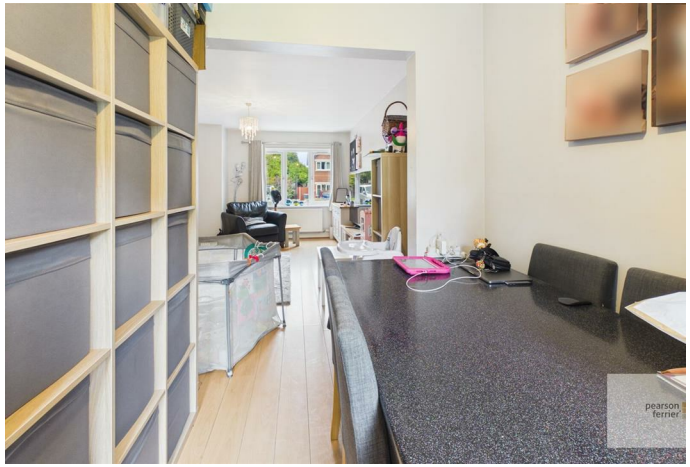
Modern three bedroom semi-detached property located on a quite private cul-de-sac making ideal for growing families. The location offers excellent access to Bury & Heywood town centres with junction 2 M66 being close by giving excellent commuting to Manchester city centre and near by towns. In brief the property comprises of: Entrance hall with guest w.c off, lounge/diner and kitchen. To the first floor is a landing three bedroom (main bedroom having fitted wardrobes and ensuite) and family bathroom. To the property benefits from a driveway providing off road parking and good sized private garden to the rear.

Tenure - Leasehold - 999yrs
Ground Rent - £150 Per annum
Service Charge - £36 PCM
EPC - C
Council Tax Band - C



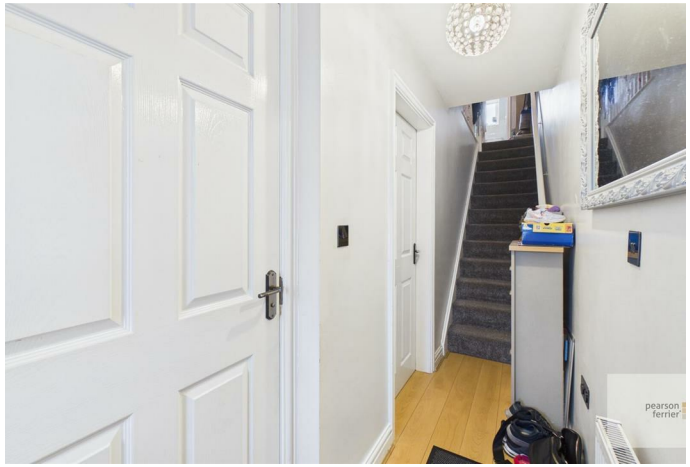


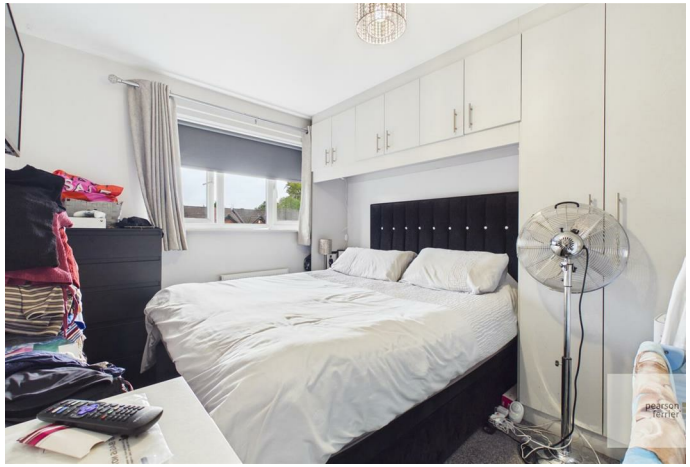




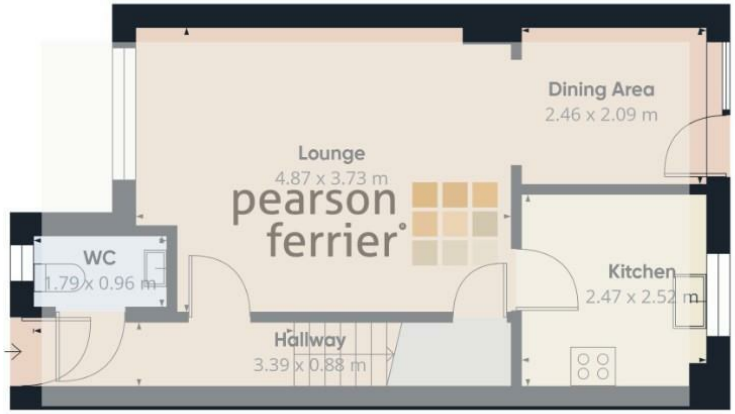




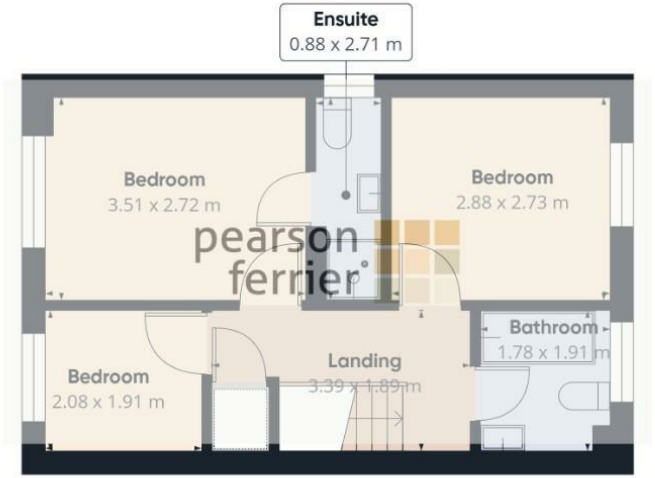








Floor 0



Floor 1

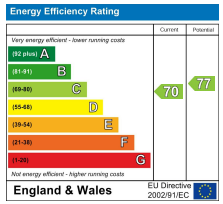
Approximate total area(1)

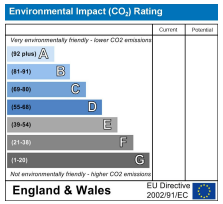
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

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.