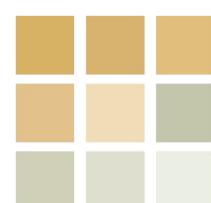




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**62 PALATINE DRIVE  
Bury, BL9 6RL  
£260,000**

# 62 PALATINE DRIVE

## Property at a glance

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE AND OPEN PLAN KITCHEN/DINER
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- DETACHED GARAGE & DRIVEWAY

Immaculately presented three bedroom 1930's bay fronted semi-detached property with beautiful open plan kitchen/diner. The location offers excellent access and transport links to Bury & Ramsbottom town centres, with local shops primary schools and local countryside being close by and only being a short drive to junction 1 M66. In brief the property comprises of: Entrance hall with double doors opening into the spacious open plan kitchen/diner. To the first floor are three bedrooms (two being double) and contemporary three piece bathroom suite. The property benefits from gardens to both the front & rear with detached garage and driveway providing off road parking and is ideal for both first time buyers and growing families alike.

Tenure - Leasehold - 999 years from 1 January 1931

Ground Rent - tbc

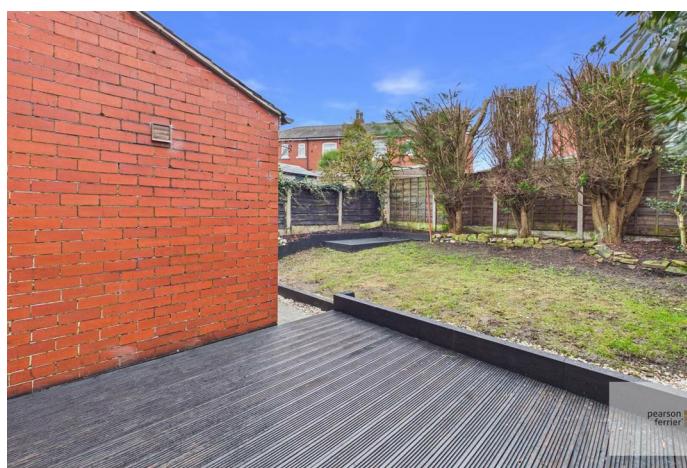
EPC - D

Council Tax Band - B



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Approximate total area<sup>(1)</sup>  
90.6 m<sup>2</sup>



(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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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