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16 BLACKLEY CLOSE  
Bury, BL9 8LY  
Offers Over £250,000



# 16 BLACKLEY CLOSE

## Property at a glance

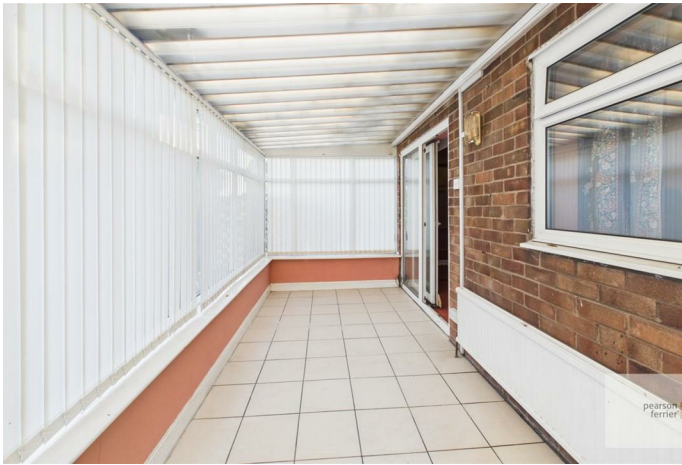
- MODERN SEMI DETACHED HOME
- CUL-DE-SAC POSITION ADJACENT TO UNSWORTH PRIMARY SCHOOL
- SUBSTANTIAL PLOT SIZE
- AMPLE ROOM FOR EXTENSION
- THREE BEDROOMS PLUS LOFT ROOM
- AIR SOURCE HEATING & UPVC DOUBLE GLAZING
- FOR SALE WITH NO ONWARD CHAIN
- INTEGRAL GARAGE
- CONSERVATORY

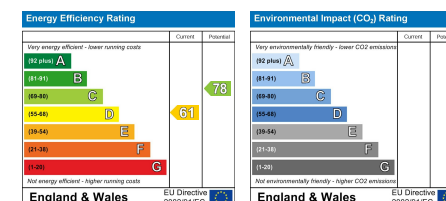
An interesting proposition, 16 Blackley Close is an extended semi detached home in a cul-de-sac position adjacent to Unsworth Primary School that is being offered for sale with no onward chain. The property does require some cosmetic improvement works but does have a much larger than average plot size and therefore offers excellent potential to extend further to create a sizeable family home (subject to permissions). The property does have an air source heat pump heating system and upvc double glazing and the accommodation briefly comprises: entrance porch, inner hall, lounge, conservatory, kitchen, integral garage, first floor landing, three bedrooms, shower room and converted loft room accessed via the third bedroom. To the outside there are generous garden areas to the front and rear with a block paved driveway leading to the garage. The rear gardens do have substantial timber sheds and a greenhouse.

Tenure - Leasehold 999 years from 1964  
Ground Rent tbc  
Council Tax Banding C  
EPC Rating D









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