

**OFFERED WITH NO CHAIN: ON  
BEHALF OF TRUSTEES IN  
BANKRUPTCY**

**3 bedroom semi-detached house**

**12, Alder Close, Bury BL8 2PT**

**OIRO £225,000 - No Chain**

**Property Features**

-  Semi-Detached
-  1 bathrooms
-  3 bedrooms
-  957 sq. ft.
-  Driveway and rear garden & outbuilding

**CONTACTS**

**James Ashworth and Colman Bernard**

T: 0161 967 0122

E: [james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

E: [colman.bernard@landwoodgroup.com](mailto:colman.bernard@landwoodgroup.com)

LANDWOOD  
GROUP





## 12, Alder Close, Bury BL8 2PT

### DESCRIPTION

The property is an ideal family home, comprising a modern semi-detached 3-bedroom house of brick construction under a tiled roof. The ground floor has an entrance hall, with a W/C (shower room) to the right before the lounge, leading to a kitchen/dining room at the rear. At first floor there are two double bedrooms and a third single bedroom (being used as an office), together with a family bathroom. A loft ladder leads to a boarded-out attic, suitable for storage. We understand that some repair works are needed to the ground floor WC and it is currently not in use.

There is a small garden laid with block paving at the front, with a driveway at the side and at the rear garden as a small timber decking area, astro-turf lawn, and an external garden room, currently set up as a PC gaming room. There is also a small timber shed.



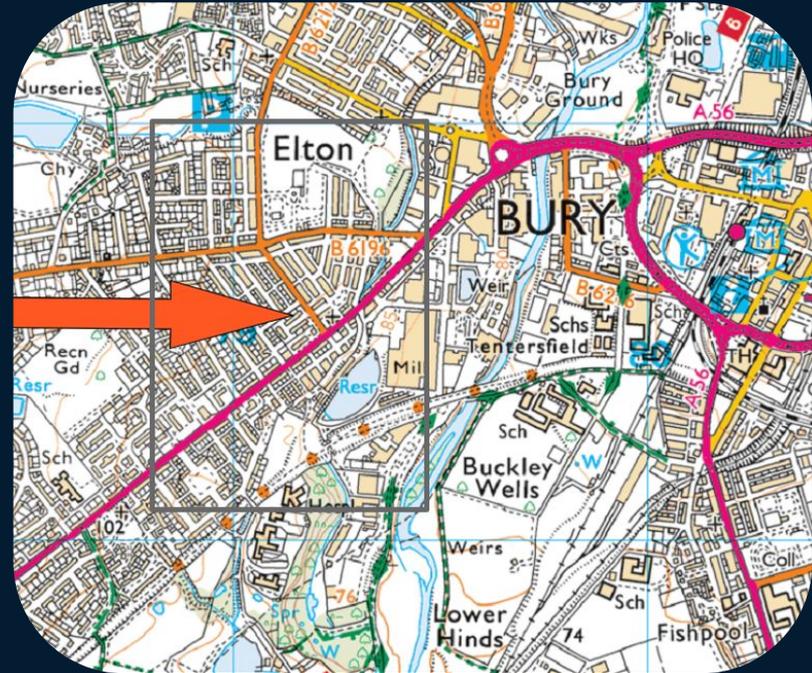
# Settle into Your SURROUNDINGS

## LOCATION

Approximately 0.75 mile west of the town centre, situated on a more modern small estate dating from the early 2000s which comprises 24 semi-detached houses.

The location is a quiet cul-de-sac, convenient for local bus routes on the nearby Bolton Road (A58) and there are also local shops and other amenities nearby. Within a 1-mile radius there are 13 schools.

It is a good and popular location for a family home and should be of interest to both owner occupiers and investors.



## TENURE INFORMATION

Freehold title number GM793256.

## ACCOMMODATION

For room dimensions see attached floor plan.

## OUTSIDE

There is a small garden with block paving at the front, with a driveway at the side and at the rear garden as a small timber decking area, astro-turf lawn, and an external garden room, set up as a PC gaming room. There is also a small timber shed.

## PRICE

Offers in the region of £225,000.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## VIRTUAL TOUR

<https://www.madesnappy.co.uk/tour/1q470g28c18>

## EPC

Energy Asset rating is C.

## Council Tax

Band C.



### JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate, Manchester, M3 2BW



### COLMAN BERNARD

Graduate Surveyor

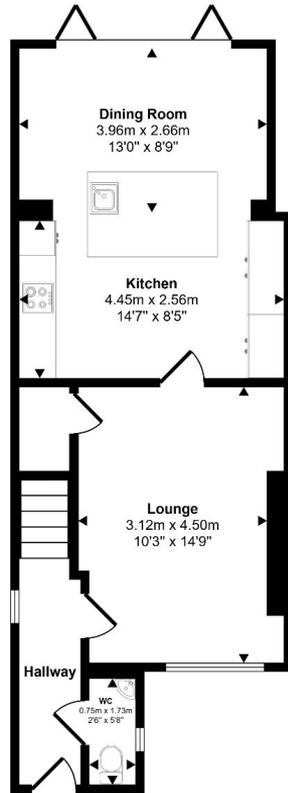
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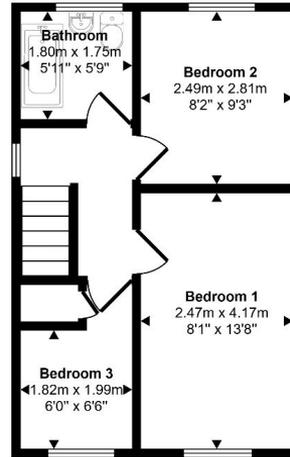
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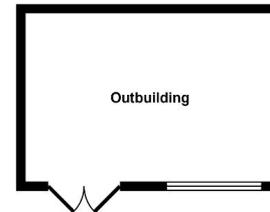
Approx Gross Internal Area  
89 sq m / 957 sq ft



**Ground Floor**  
Approx 46 sq m / 494 sq ft



**First Floor**  
Approx 32 sq m / 342 sq ft



**Outbuilding**  
Approx 11 sq m / 121 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.