



pearson
ferrier®



15 KINGSDALE CLOSE
Bury, BL9 9GJ
£215,000

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Property at a glance

- MODERN MEWS PROPERTY
- THREE BEDROOMS (MAIN ENSUITE)
- LOUNGE/DINER
- IDEAL FIRST TIME BUY
- CLOSE TO BURY TOWN CENTRE
- NO ONWARD CHAIN

Beautifully presented modern three bedroom, mews property located in convenient position within walking distance to Bury town centre, yet with Roch Valley Greenway being on your doorstep. The location offers excellent access to Bury centre, with all its local shops and the famous Bury market, schools, colleges, transport links and the Metrolink with direct access to Manchester city centre and surrounding towns. The property is positioned in a quite cul-de-sac and briefly comprises of; Entrance hall, guest w.c, lounge/diner and kitchen, to the first floor are three bedrooms (main bedroom being ensuite) and family bathroom. The property benefits from gardens to the front & rear and allocated parking. The property is offered to the market with no onward chain and is an ideal for a first time buyer or a growing family.

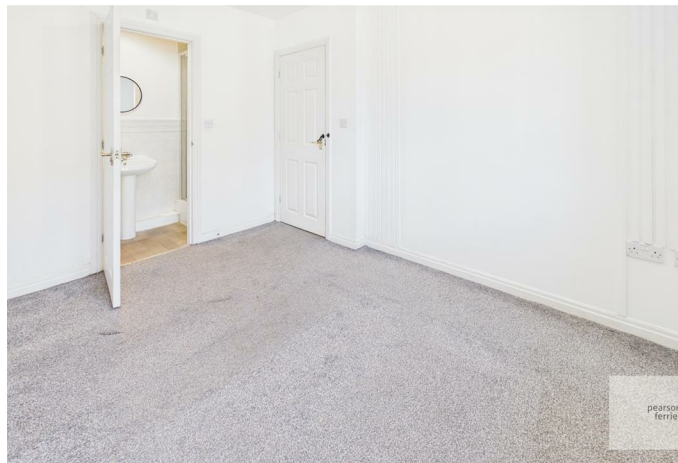
Leasehold - 999 years from 1 June 2003

Ground Rent £75 per Year

EPC - C

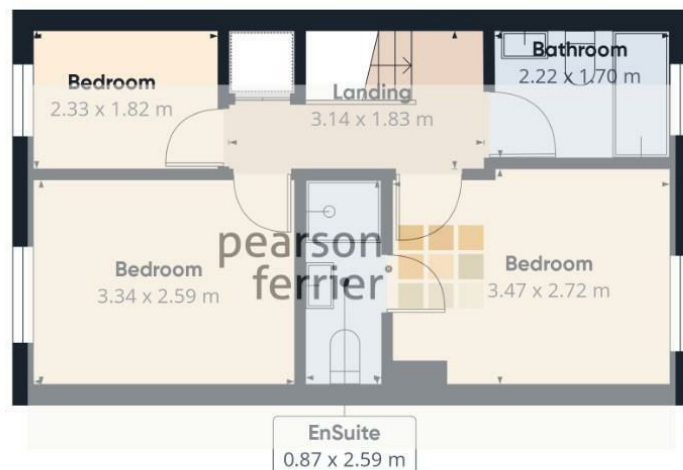
Council Tax Band - B







Floor 0



Floor 1

Approximate total area⁽¹⁾
67.6 m²

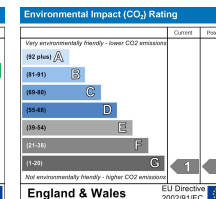
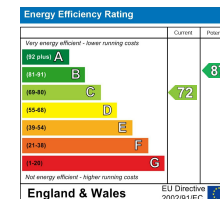
Reduced headroom
0.5 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

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

GIRAFFE360



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