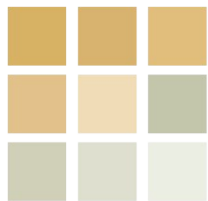




pearson
ferrier®



3 LINTON AVENUE
Bury, BL9 6NL
Offers Over £220,000

3 LINTON AVENUE

Property at a glance

- TRADITIONAL TERRACE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TREE LINED AVENUE
- CLOSE TO CLARENCE PARK & THE LIDO
- CONVENIENT LOCATION

An immaculately presented two double bedrooms & additional loft room (currently used as a third double bedroom), two reception room terrace property located on a tree lined street in the Seedfield area of Bury just off Walmersely Road. The location offers excellent access and transport links to Bury town centre, with local shops and primary schools being close by with Clarence park & The Lido being on your doorstep, The property has been vastly improved by the current owners and really must be viewed to appreciate their attention to detail, the quality of the fixtures & fittings installed and the accommodation on offer. In brief the property comprises; Vestibule, entrance hall, lounge, dining/sitting room and modern kitchen. To the first floor is a landing, two double bedrooms, family bathroom and stairs to the loft room. The property benefits from a paved garden to the front, enclosed rear yard and would be perfect for a first time buyer or a growing family.

Tenure - Leasehold - 999 years (less 10 days) from 24 December 1902

Ground Rent - £2.10 per annum

Council Tax - B

EPC-tbc



pearson
ferrier



pearson
ferrier



pearson
ferrier





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-6) D			
(39-54) E				(D2-6) E			
(21-38) F				(F1-3) F			
(1-20) G				(G1-2) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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

www.pearsonferrier.co.uk



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.