



pearson
ferrier®



62 HOLCOMBE AVENUE
Bury, BL8 2RN
£260,000

62 HOLCOMBE AVENUE

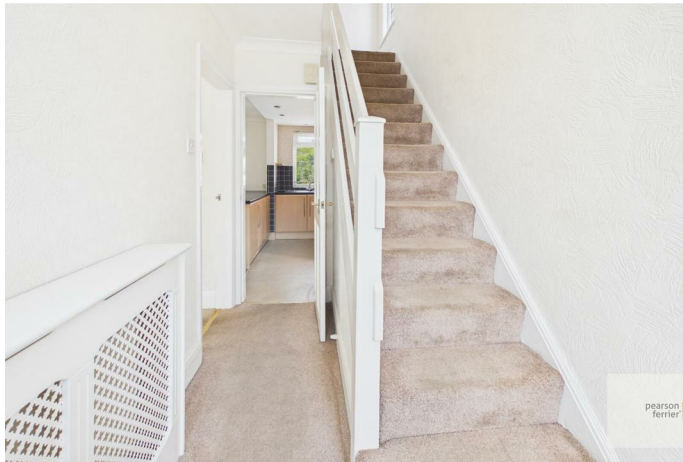
Property at a glance

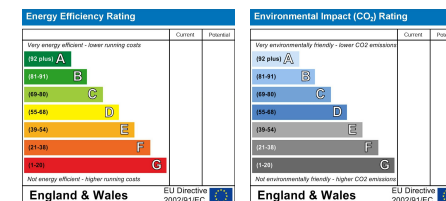
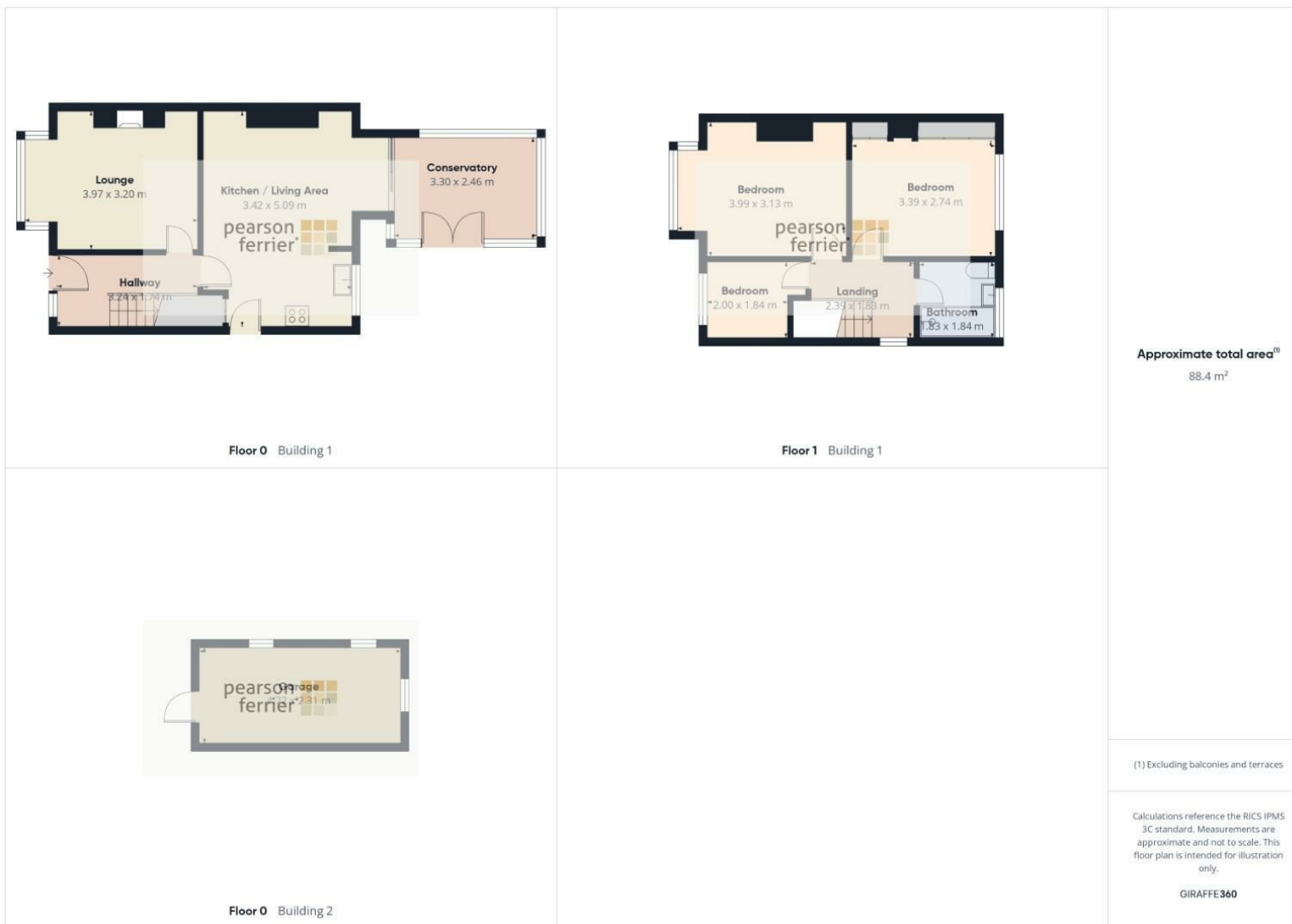
- SEMI-DETACHED PROEPRTY
- THREE BEDROOMS
- GENEROUS GARDEN
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- POPULAR ELTON AREA
- FREEHOLD
- POTENTIAL TO EXTEND (subject to relevant consents)
- NO ONWARD CHAIN

Beautifully presented FREEHOLD three bedroom bay fronted semi-detached with very generous garden property located just off Ainsworth Road in the Elton area of Bury. The location offers excellent access to Bury town centre, with some of the areas best primary schools being on your doorstep including Guardian angels primary and Chantlers primary (both Ofsted outstanding) with Elton High school being close by and with Whitehead park & playing fields being only a short walk. In brief the property comprises of: Entrance hall, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms and family shower room. The property also benefits from block paved driveway to the front, detached garage and spacious garden to the rear which is not over looked. The property has huge potential to extended (subject to relevant permissions & consents) and is ideal for a growing family and is offered to the market with no onward chain.

Tenure - Freehold
EPC-tbc
Council Tax band - C







Bury Office
 435/7 Walmersley 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.