

9 Bamford Close, Bury

£250,000

Miller Metcalfe
Every step of the way

9 Bamford Close

Bury

Situated on a particularly quiet cul-de-sac just beyond Fairfield Hospital in Bury, this attractive semi-detached dormer bungalow offers spacious and versatile accommodation, providing an excellent opportunity for buyers looking to put their own stamp on a property.

The accommodation briefly comprises an entrance hallway, comfortable living room featuring a living flame gas fire, extended dining kitchen providing ample space for everyday family living, conservatory overlooking the rear garden, two well-proportioned ground floor bedrooms and a family bathroom.

To the first floor is a further generous bedroom, complemented by a separate dressing room and an additional WC, offering excellent flexibility for a variety of buyers.

Externally, the property benefits from gardens to both the front and rear, a garage and the added convenience of an electric vehicle charging point.

Occupying a peaceful and convenient location, with local amenities and transport links within easy reach, this is a fantastic opportunity to acquire a well-maintained home with plenty of potential. Within easy access of both

Offered for sale with NO ONWARD CHAIN, early internal viewing is highly recommended to appreciate the accommodation, location and potential on offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



























GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR
297 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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