



13 Toon Crescent, Bury

Guide Price £180,000

Miller Metcalfe
Every step of the way

13 Toon Crescent

Bury

Situated at the top of Brandlesholme, this well-positioned three-bedroom home offers comfortable accommodation together with gardens to both the front and rear.

The property is entered via a welcoming **entrance hall**, leading into a spacious **living room** and a well-appointed **kitchen**. To the first floor are **three generously proportioned double bedrooms** and a **family bathroom**, providing practical accommodation for families, couples or those looking for additional space.

Externally, the property benefits from **front and rear gardens**, offering pleasant outdoor space for relaxing, entertaining or family use.

Ideally located close to a range of **local amenities, well-regarded schools, transport links and beautiful countryside walks**, the property combines everyday convenience with easy access to the surrounding countryside.

An excellent opportunity to acquire a well-located three-bedroom home in this popular part of Brandlesholme.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Council Tax band: A

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

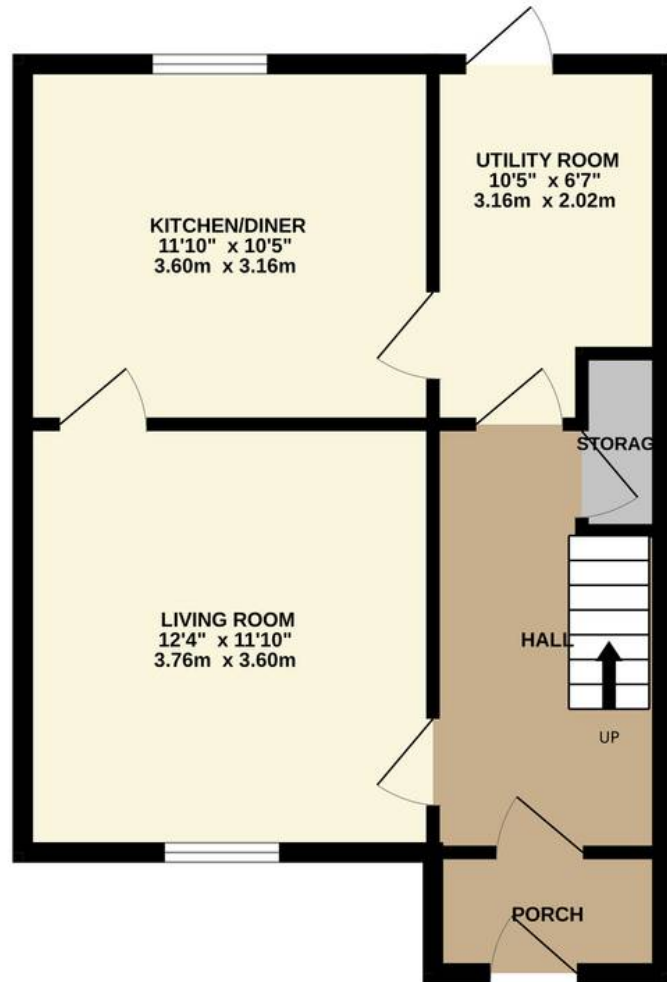




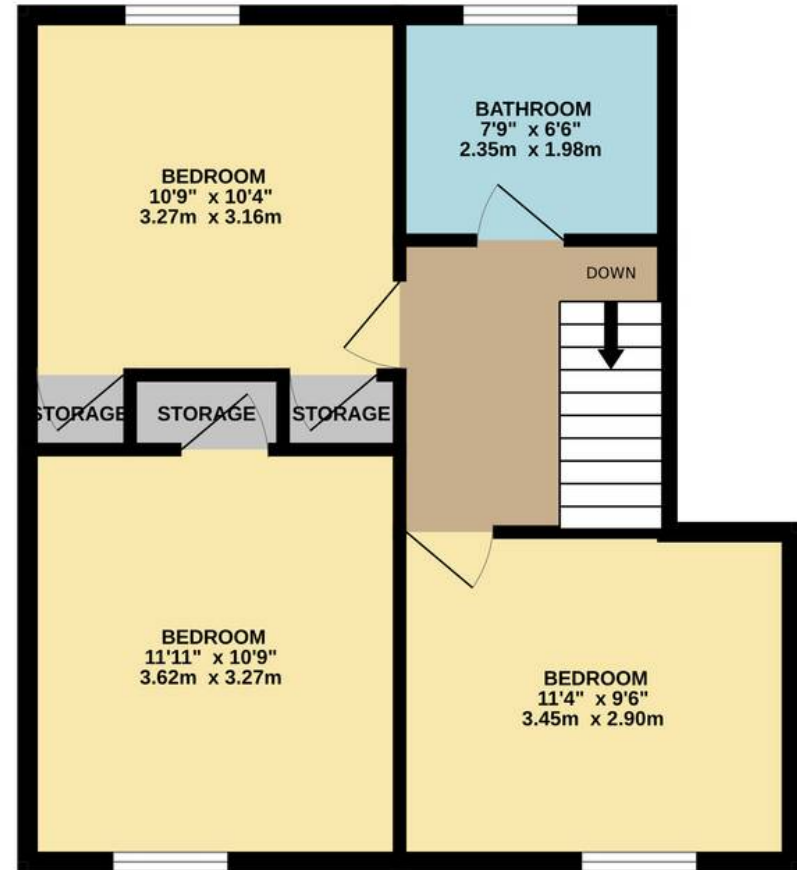




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

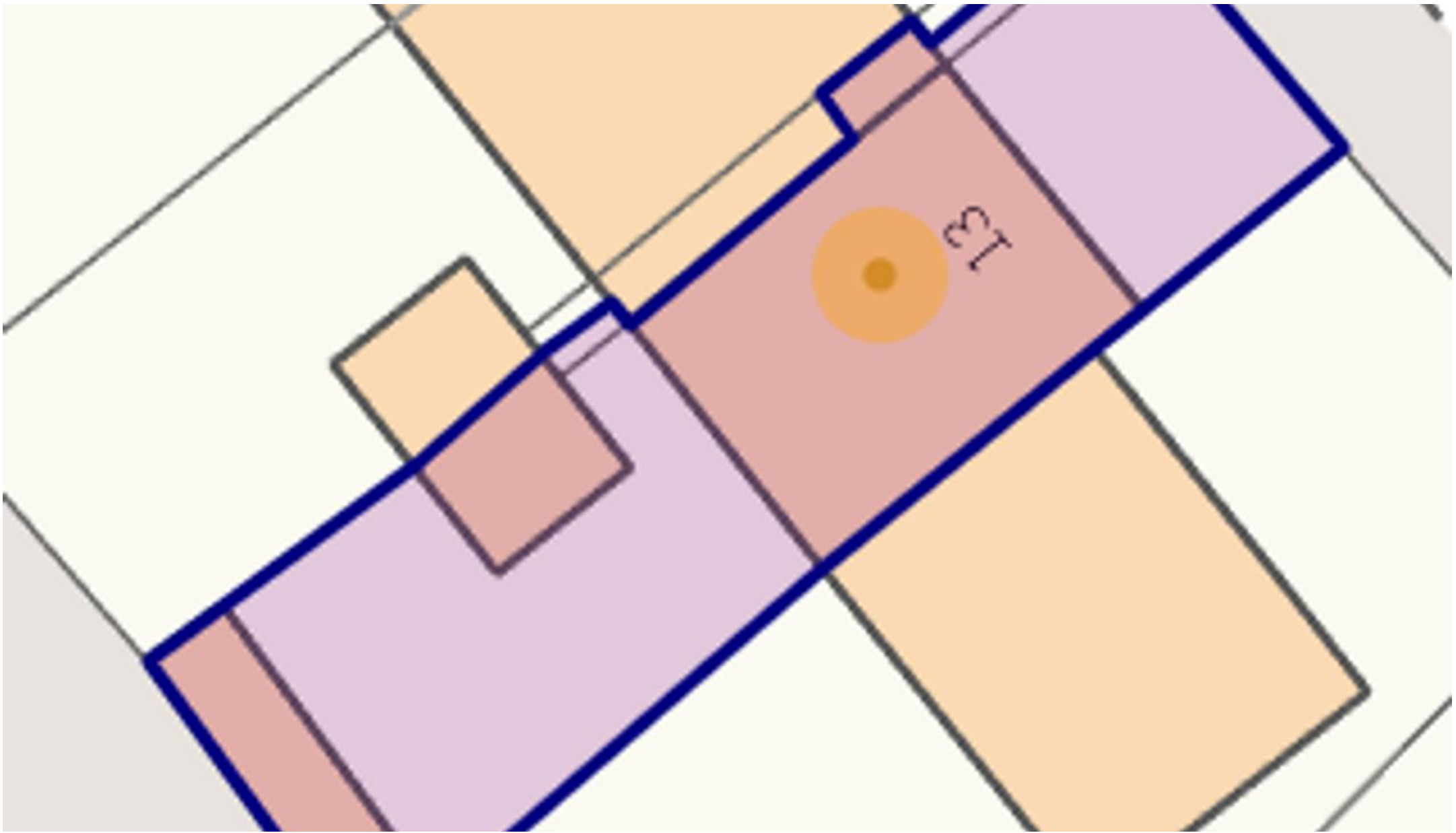


1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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