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74 RIBBLE DRIVE
Bury, BL9 6RT
£230,000

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Property at a glance

- STUNNING EXTENDED MID TERRACE
- THREE BEDROOMS
- FREEHOLD
- LANDSCAED WESTELY FACING REAR GARDEN
- CLOSE TO LOCAL COUNTRYSIDE
- VIEWING ESSENTIAL

Stunning extended three bedroom property located in a convenient location just off Walmersley Road. The location offers excellent access to Bury town centre, local shops, schools & amenities with junction one M66 being only a short drive and local countryside being on your doorstep. The property really must be viewed to appreciate the current owners attention to detail and living accommodation on offer. In brief the property comprises of: Entrance hall, lounge, kitchen/diner and extended family room with bi-fold doors to the landscaped garden. To the first floor and three bedrooms and family bathroom. The property is ideal for first time buyers and growing families alike.

Tenure - Freehold
Council Tax Band - A
EPC - tbc







Floor 0



Floor 1



Approximate total area⁽¹⁾
81.7 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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