



9A PARLIAMENT STREET
Bury, BL9 0TE
Offers In The Region Of £300,000

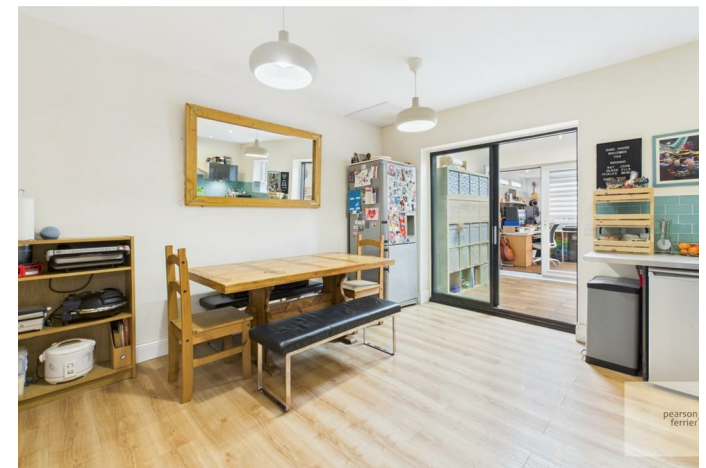
9A PARLIAMENT STREET

Property at a glance

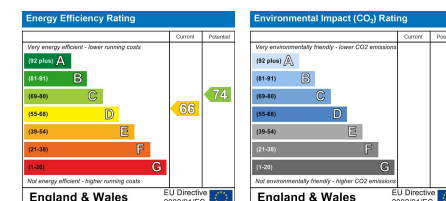
- THREE BEDROOM PROPERTY
- TWO RECEPTION ROOMS
- STUNNING INTERIOR
- SPACIOUS GARDEN TO THE REAR
- EXTENDED TO THE REAR
- WALKING DISTANCE TO THE METROLINK

An immaculately presented and extended three-bedroom end quasi demi-detached offering two generous reception rooms and a spacious rear garden, ideally located just off Manchester Road within walking distance of Bury town centre and the Metrolink. The property enjoys excellent access to local amenities, with a selection of primary and secondary schools, colleges, and independent shops quite literally on your doorstep. Plenty of on-street parking is available via residents' permits, ensuring convenience for both homeowners and guests. The property has been completely transformed by the current owners who have meticulously refurbished the property to make a truly stunning family home and viewing is essential to appreciate the vendors attention to detail and quality of the fixtures and fitting installed. The ground floor comprises: entrance hall, guest WC, lounge, a stunning kitchen/diner opening to a second reception room with bright, utility space, and a separate office perfect for those working from home. Upstairs, there are three well-proportioned bedrooms (two doubles) and a contemporary family bathroom. A loft room, accessed via pull-down ladder, provides useful additional space with light and power—ideal for storage, hobbies or occasional use. Externally, the property benefits from a low-maintenance front garden and a spacious, (approx. 60ft) rear garden with mature fruit trees and plenty of room for children to play or for outdoor entertaining. This is an ideal home for first-time buyers, growing families, or professionals seeking space, style and a superb location.

Tenure - Leasehold - 999 years from 29 March 1928
Ground Rent £3.50 per annum
Council Tax Band - B
EPC - D







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

www.pearsonferrier.co.uk



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