

pearson ferrier®

40 HUMBER DRIVE

Bury, BL9 6SJ

Offers Over £300,000

40 HUMBER DRIVE

Property at a glance

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- LOUNGE/DINER (over 23ft)
- NEW ROOF, KITCHEN & BATHROOM
- NEW FLOORING THROUGHOUT
- BATHROOM ON GROUND & FIRST FLOOR
- DETACHED GARAGE & NEW RESIN DRIVEWAY
- EVER POPULAR RIVERS ESTATE

A three bedroom semi-detached dormer bungalow situated in one of the areas most distinguished housing estates, locally known as the Rivers Estate just off Walmersley Road. The property has just undergone refurbishment works including, new roof, kitchen, bathroom, flooring & decoration throughout and a resin driveway!
The location is well complimented with easy access to all good local amenities, Bury and Ramsbottom town centres, local transport links and picturesque local countryside being right on your doorstep, yet with Junction 1 M66 being only a short drive. In brief the property comprises of: entrance hall, lounge/diner, conservatory, breakfast/kitchen, bedroom and bathroom to the ground floor. To the first floor are two double bedrooms. The property benefits from gardens to the front & rear, with detached garage and driveway providing off road parking.

Tenure - Leasehold - 999 yrs from 20th June 67
Ground Rent - £18 per annum
Council Tax Band - C
EPC - tbc











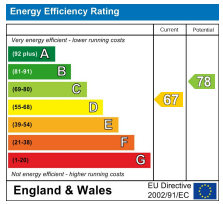


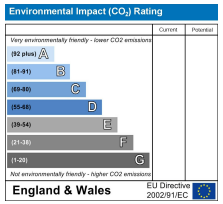












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