pearson ferrier®

1 CLARENCE CLOSE
Bury, BL9 6HE
£215,000

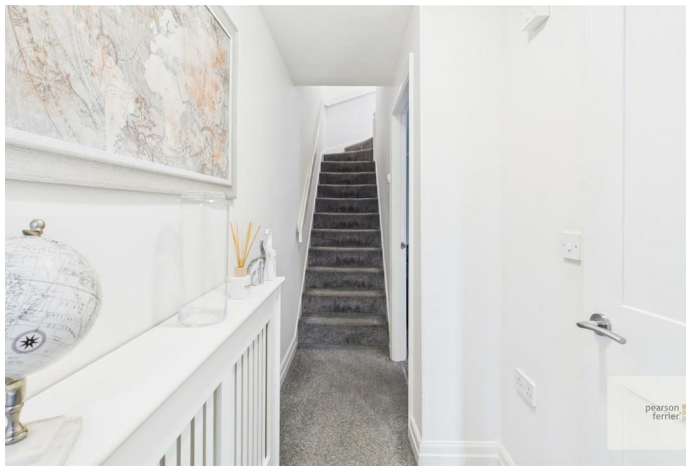
1 CLARENCE CLOSE

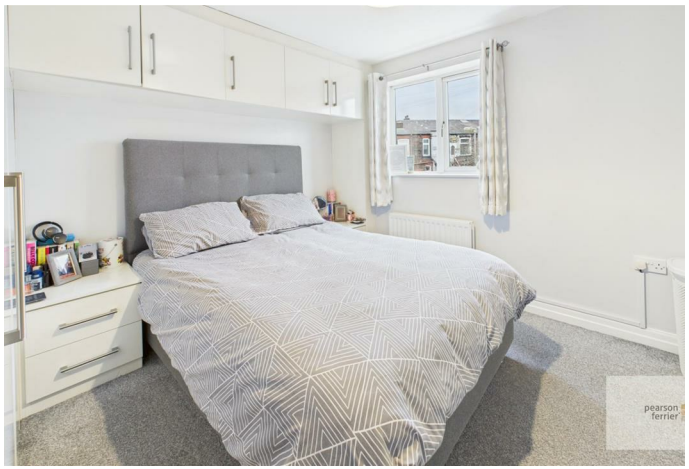
Property at a glance

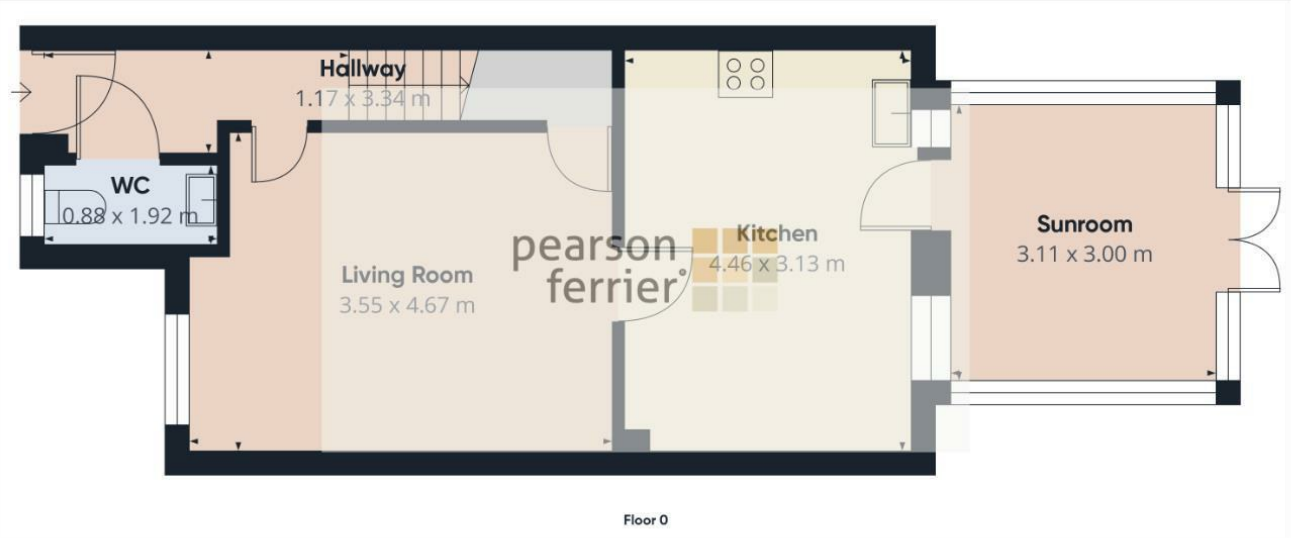
- MODERN END TOWNHOUSE
- CONVENIENT LOCATION FOR TOWN CENTRE
- GOOD SIZED PLOT
- THREE BEDROOMS (TWO FITTED & MAIN ENSUITE)
- CONSERVATORY TO REAR
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- VERY WELL KEPT THROUGHOUT
- LAWNED GARDEN TO FRONT
- TWO PARKING SPACES TO REAR

A very nicely presented modern end townhouse in a convenient 'backwater' location within half a mile from Bury town centre. The property is a credit to the current owners and offers accommodation over two floors with the benefit of a conservatory to the rear, and a double driveway providing off road parking. With combination gas central heating and Upvc double glazing the accommodation briefly comprises: entrance hall, guest cloakroom/w.c., lounge, dining kitchen, conservatory, first floor landing, three bedrooms (two fitted and the main with ensuite w.c. and wash basin) and main family bathroom with electric shower over the bath. To the outside there are good sized lawned gardens to the front, a side pathway leading round to the rear paved patio area and then the two parking spaces to the rear.

Tenure - Leasehold the residue of 999 years from 1995
Ground Rent - £170 per annum
EPC Rating - C
Council Tax Banding - B







Floor 0

Floor 1

Approximate total area(1)

79.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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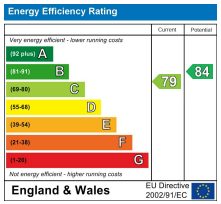

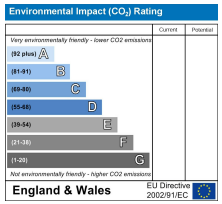

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