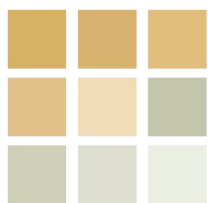




pearson
ferrier®



30 SECOND AVENUE
Bury, BL9 7RL
Offers Over £225,000

30 SECOND AVENUE

Property at a glance

- DETACHED TRUE BUNGALOW
- THREE BEDROOMS
- SOLAR PANELS WITH BATTERIES
- RENOVATION PROJECT
- WALKING DISTANCE TO FAIRFIELD HOSPITAL
- WORK SHOP TO THE REAR
- NO ONWARD CHAIN

Three bedroom detached true bungalow located in the Fairfield area of Bury just off Rochdale Old Road. The location offers excellent access and transport links to both Bury & Rochdale town centres, only a short walk to Fairfield General hospital and local countryside and the popular area of Birtle. The property is in need of cosmetic and modernisation offering you the chance to input your own style and transform your new home. In brief the property comprises of: Entrance hall, lounge/diner and kitchen, inner hall, three bedrooms and family bathroom. the property benefits from solar panels with batteries, driveway to the front, garden to the rear with good sized workshop and is offered to the market with no onward chain.

Tenure - Leasehold - 999 years from 24 December 1924

Ground Rent - tbc
Council Tax Band - C
EPC - D







Floor 0 Building 1



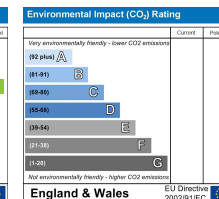
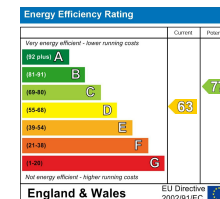
Floor 0 Building 2

Approximate total area^m
110.8 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.

GIRAFFE360



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

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.