

pearson ferrier®

13 LYNDON CLOSE

Bury, BL8 3EY

£225,000

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Property at a glance

- DORMER SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TOTTINGTON VILLAGE
- IN NEED OF COSMETIC IMPROVEMENT
- NO ONWARD CHAIN

Deceptively spacious three bedroom, tow reception room semi-detached dormer bungalow located in a cul-de-sac in the ever popular village of Tottington. The property is situated close the heart of the village and has all local amenities close by including, local shops, health centre, primary & secondary schools (Tottington primary (Ofsted good) & Tottington High), Town Meadow Park, library with local countryside and Kirklees trail & nature being a short walk. The property is in need of some cosmetic improvement offering you the potential to add value and put your own style on your new home. In brief the property comprises of: Vestibule, lounge, separate dinging room, kitchen, ground floor bedroom and bathroom. To the first floor are a further two bedrooms and W.C. The property benefits from driveway & detached garage providing off road parking, gardens to the front & rear and ideal from a growing family and is offered to the market with no onward chain.

Tenure- Leasehold - 999 years from 17 March 1966
Ground Rent - tbc
EPC - tbc
Council Tax Band - C











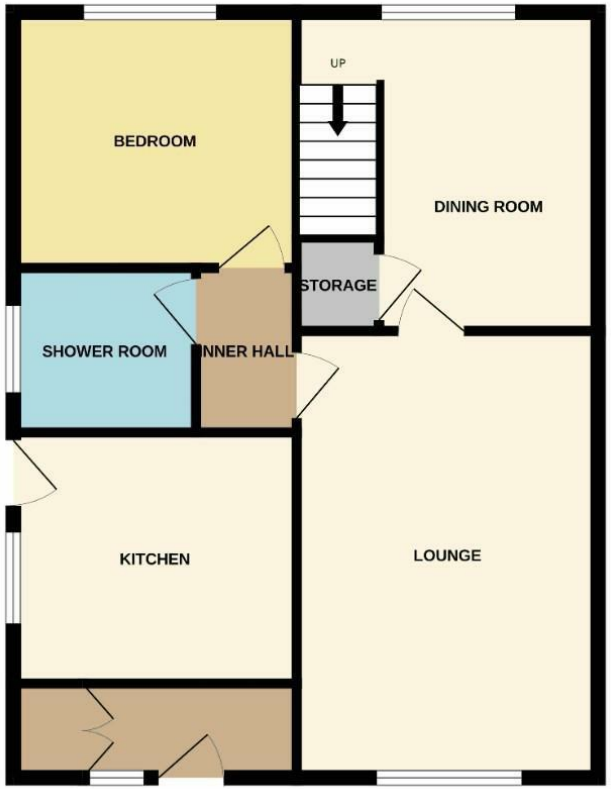


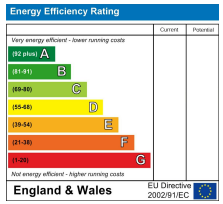


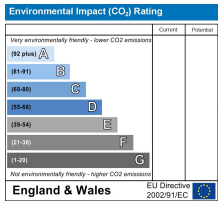




GROUND FLOOR
650 sq.ft. (60.3 sq.m.) approx.







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