



pearson
ferrier®



24 HOLTHOUSE ROAD
Bury, BL8 3JP
Offers Over £225,000

24 HOLTHOUSE ROAD

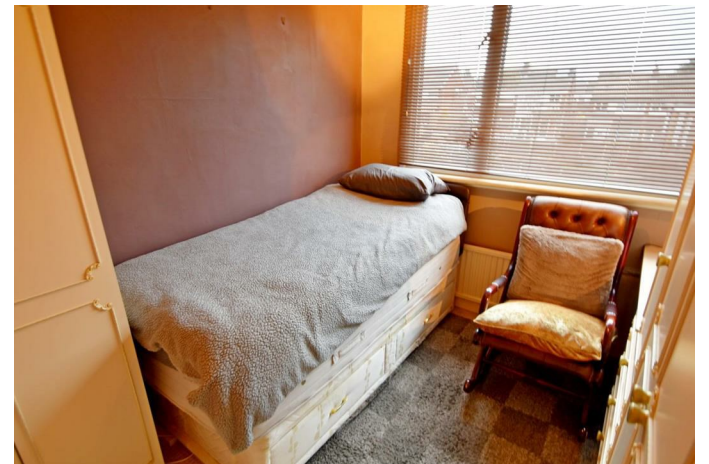
Property at a glance

- MODERN SEMI DETACHED HOME
- VERY POPULAR RESIDENTIAL LOCATION
- KITCHEN EXTENSION
- THREE BEDROOMS (MAIN FITTED)
- MODERN KITCHEN & BATHROOM
- VERY WELL PRESENTED INTERNALLY
- LOW MAINTENANCE GARDENS
- SIDE DRIVEWAY

A very smartly presented modern semi detached property in this popular residential location more or less midway between Tottington and Walshaw village centres. The property has the benefit of a kitchen extension and the gardens and driveway to the front have been recently re-laid in tarmac finish to provide pretty much maintenance free service for the future. With upvc double glazing and gas central heating, the accommodation briefly comprises: entrance vestibule, lounge with open staircase to the first floor and feature 'hole in the wall' fireplace with Spanish grate living flame gas fire, dining area with patio doors and opening onto the kitchen, first floor landing, three bedrooms and a three piece modern bathroom with shower over the bath. To the outside there are gardens areas to the front and rear with the side driveway providing off road parking.

Tenure - Leasehold
Term of 999 years from 1967
Ground Rent payable £15.50 per year
Council Tax Banding - B
EPC Rating- F





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.

