



pearson
ferrier

pearson
ferrier®

3 ARNCLIFFE CLOSE

Bury, BL9 9GF

Offers In The Region Of £330,000

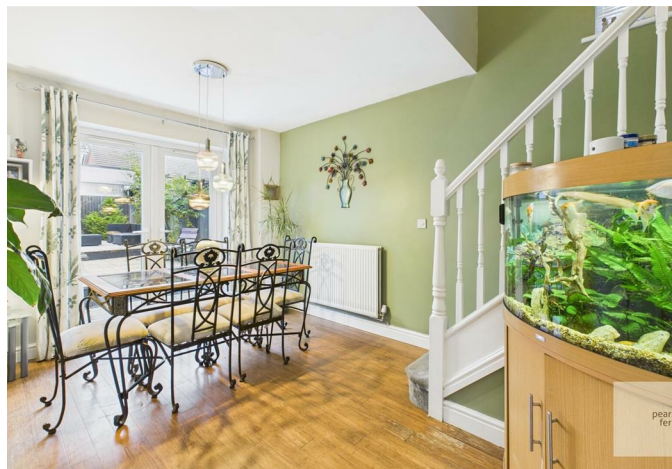
3 ARNCLIFFE CLOSE

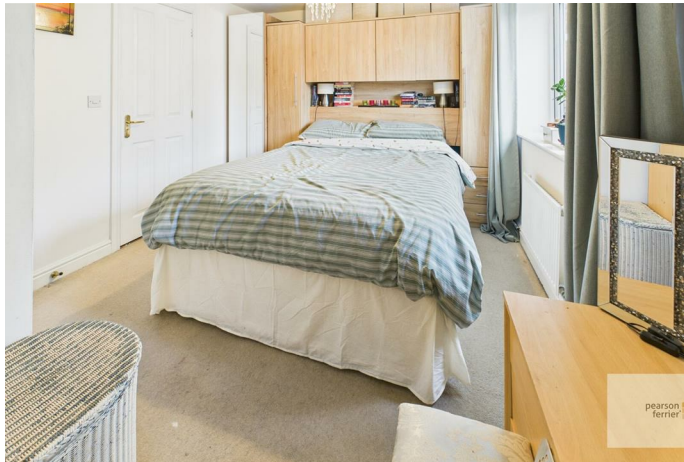
Property at a glance

- MODERN DETACHED
- THREE BEDROOMS (Main bedroom with en-suite)
- TWO RECEPTION ROOMS
- STUNNING LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING AND INTEGRATED GARAGE
- CUL-DE-SAC
- CLOSE TO ROCH VALLEY GREENWAY

An beautifully presented three bedroom, two reception room detached property located in convenient position within walking distance to Bury town centre, yet with Roch Valley Greenway being on your doorstep. The location offers excellent access to Bury centre, with all its local shops and the famous Bury market, schools, colleges, transport links and the Metrolink with direct access to Manchester city centre and surrounding towns. In brief the property comprises of: Vestibule with guest w.c off, lounge, separate dining room and kitchen. To the first floor re three bedrooms (main bedroom having an en-suite) and family bathroom. The property benefits from ample parking to the front and integrated garage and stunning landscaped garden to the rear. The property is an ideal family home and viewing is advised.

Tenure - Leasehold - 999 years from 1 January 2002
Ground Rent - £75 per year
Council Tax Band - C
EPC Rating - C







Floor 0



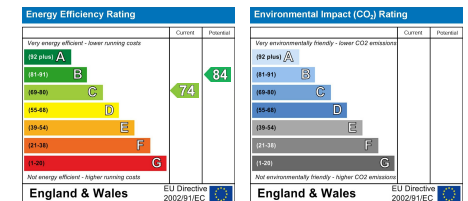
Floor 1

Approximate total area^m
89.6 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.