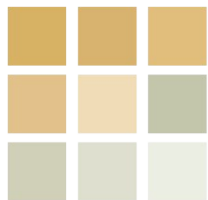




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3 BRADFORD TERRACE
Bury, BL9 0TT
Auction Guide £125,000

3 BRADFORD TERRACE

Property at a glance

- FREEHOLD THREE BEDROOM TERRACED PROPERTY
- GUIDE PRICE £125,000 - £150,000
- CLOSE TO BURY CENTRE
- SET OVER THREE FLOORS

For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A substantial FREEHOLD mid terraced property with a large garden, set over three floors, in a 'tucked away' position on Wells Street, just off Manchester Old Road, less than half a mile from Bury town centre with tram links to Manchester. Bradford Terrace has an open aspect to the front and yet is within walking distance of Bury town centre with tram links to Manchester. Briefly the accommodation comprises: shared entrance porch, inner hall, lounge, sitting room, kitchen, basement, first floor landing, three bedrooms and a combined bathroom/W.C.. There is a yard area with a lean to storage room. There is also a large garden area to the front of the property. The property would make an ideal family home, or H.M.O. subject to the usual consents. The property is in a residents parking permit area. Guide Price £125,000 - £150,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.



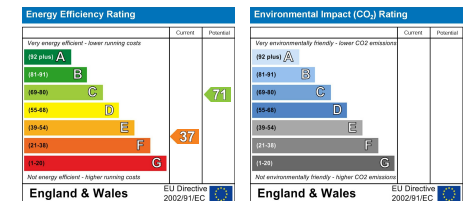




TOTAL FLOOR AREA: 1249 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.