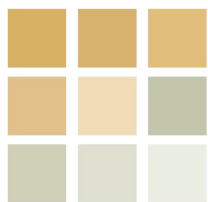




pearson
ferrier®



41 CLARENCE CLOSE
Bury, BL9 6HE
£875 Per Calendar Month

41 CLARENCE CLOSE

Property at a glance

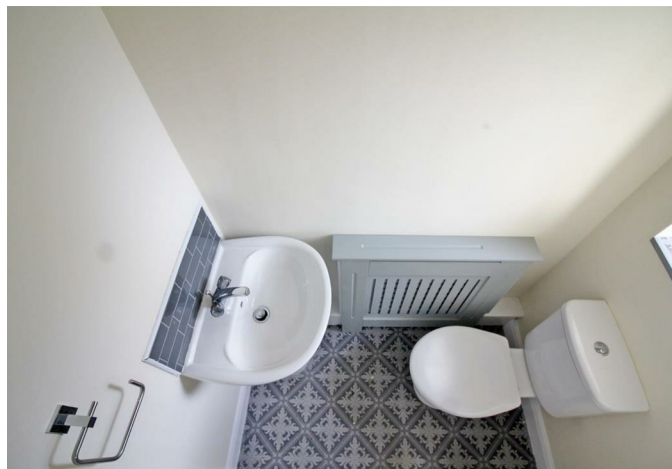
- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE & KITCHEN DINER
- GAS CENTRAL HEATING DOUBLE GLAZED
- DRIVEWAY TO THE FRONT WITH SIDE BY SIDE PARKING
- LARGE GARDEN TO THE REAR
- LOCATED IN THE CHESHAM AREA OF BURY
- CLOSE TO CLARENCE PARK
- COUNCIL TAX BAND B
- EPC RATING C

AVAILABLE NOW A modern semi detached property located at the head of a very sought after cul de sac in the Chesham area. It is within walking distance of Bury Town Centre and yet only a short distance from Clarence Park, Bury Lido and Walkers Fields. The accommodation briefly comprises: entrance hallway, downstairs W.C., lounge, dining room, kitchen, first floor landing, three bedrooms and a family bathroom. To the front of the property there is a driveway, whilst to the side and rear there are good sized garden areas which offer the possibility to extend subject to planning. This is an ideal family home with great local amenities and good local schools. There are very good public transport links and access to the North West motorway network. The property has recently been redecorated and new flooring coverings throughout.

ADDITIONAL INFORMATION:

The EPC rating is band C and Council Tax Band B.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





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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.

