



6 WOLSTENHOLME AVENUE  
Bury, BL9 5HN  
£225,000

# 6 WOLSTENHOLME AVENUE

## Property at a glance

- BAY FRONTED SEMI DETACHED
- TWO BEDROOMS (both fitted)
- VERY WELL PRESENTED INTERNALLY
- EXTENDED TO GROUND FLOOR LEVEL
- FABULOUS KITCHEN FAMILY ROOM WITH PICTURE PATIO WINDOWS
- RECENT RE WIRE, RE PLUMB, RE-ROOF - NEW PAVING & LANDSCAPED GARDENS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- POTENTIAL TO CREATE ON SITE PARKING

A beautifully presented and largely modernised bay fronted semi detached property having been extended to the ground floor to provide a truly breathtaking kitchen/family room leading out via patio doors onto a stunning rear garden with built in chiminea/BBQ station. Our vendors are to be congratulated on their workmanship and high attention to detail throughout. With gas central heating upvc double glazing throughout and with the benefit of a recent rewire to include new switches and sockets, a re-plumb, and a re -roof, the accommodation briefly comprises: entrance hall with stairs to the first floor, lounge with living flame fire, dining kitchen with island unit and solid wood worktops and engineered oak flooring, ground floor w.c., first floor landing, two bedrooms and a combined shower room/w.c. To the outside there are really beautiful gardens areas to both the front and rear with newly laid patio and pathway. There is potential to create on site parking within the front garden (subject to approvals).

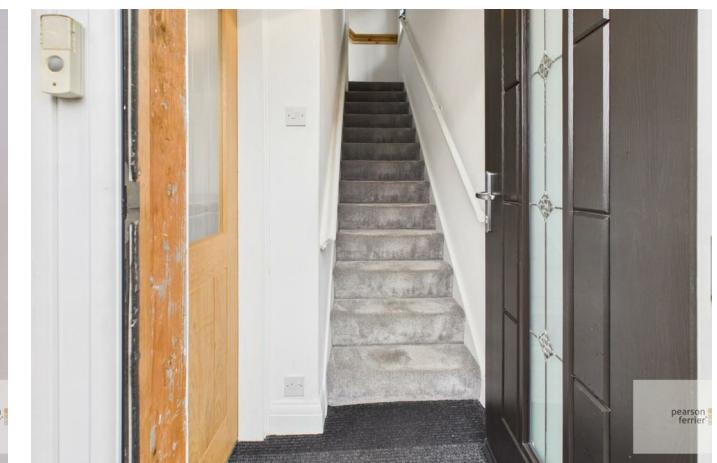
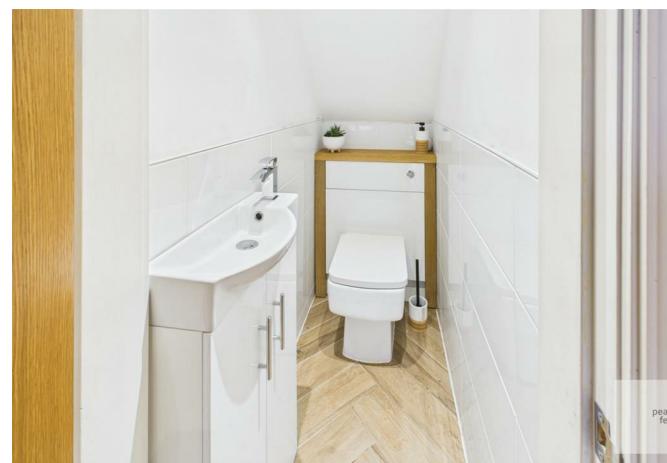
Tenure - Leasehold from 4th February 1938 from 999 years

Ground rent payable £3.75

EPC Rating -

Council Tax Band - B







Approximate total area<sup>(1)</sup>

68.9 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating	Current		Potential	
	Very energy efficient - lower running costs	(A plus) A	(B1-B4) B	(C1-C4) C
(B1-B4) B				
(C1-C4) C				
(D1-D4) D				
(E1-E4) E				
(F1-F4) F				
(G1-G4) G				

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current		Potential	
	Very environmentally friendly - lower CO <sub>2</sub> emissions	(A plus) A	(B1-B4) B	(C1-C4) C
(B1-B4) B				
(C1-C4) C				
(D1-D4) D				
(E1-E4) E				
(F1-F4) F				
(G1-G4) G				

Not environmentally friendly - higher CO<sub>2</sub> emissions

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