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17 PENNINE CLOSE

Bury, BL8 1RB

Offers In The Region Of £265,000

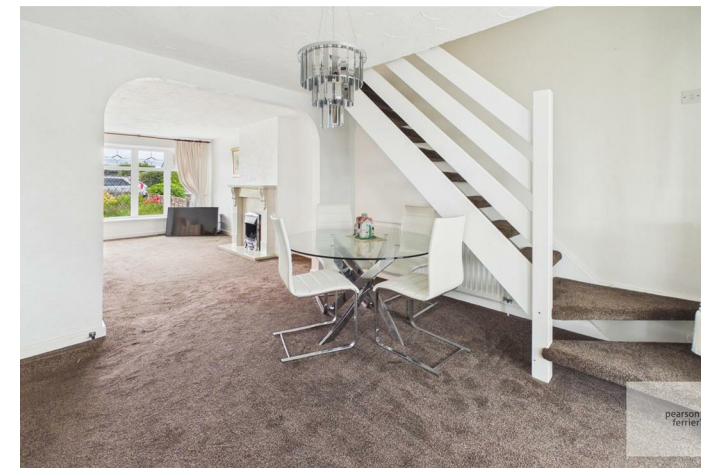
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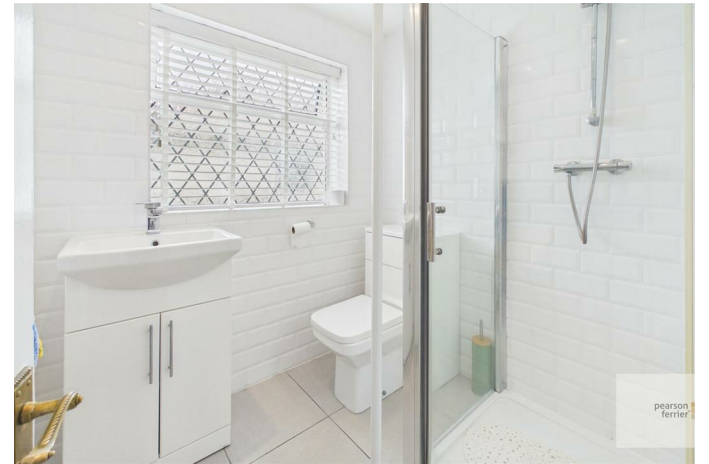
Property at a glance

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- POPULAR WALSHAW PARK ESTATE
- CUL-DE-SAC
- NO ONWARD CHAIN
- DETACHED GARAGE & DRIVEWAY
- NEW ROOF FITTED 2023

Beautifully presented three bedroom dormer bungalow located on the ever popular Walshaw park estate just off Walshaw Road. The location offers excellent access and transport links to Bury & Bolton town centres, with Elton Primary & Elton high school (both Ofsted Good) & Bolholt Country Club being close by. The versatile accommodation briefly comprises of: Entrance hall, Lounge opening into the dining room, conservatory, breakfast/kitchen, ground floor bedroom and bathroom. To the first floor are two further bedrooms. The property benefits from gardens the front & rear, drive way and detached garage providing off road parking and also had a new roof fitted in 2023. The property is ideal for those looking to downsize and is offered to the market with no onward chain.

Tenure - Freehold
EPC - D
Council Tax band - C







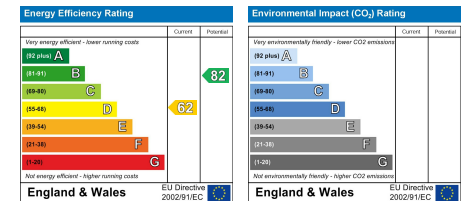
Approximate total area⁽¹⁾
94.3 m²
Reduced headroom
4.4 m²

(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.

GIRAFFE360



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