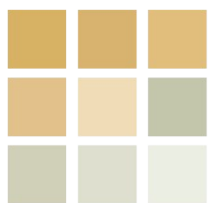




pearson
ferrier®



33 WHEATFIELD CLOSE
Bury, BL9 6XD
£210,000

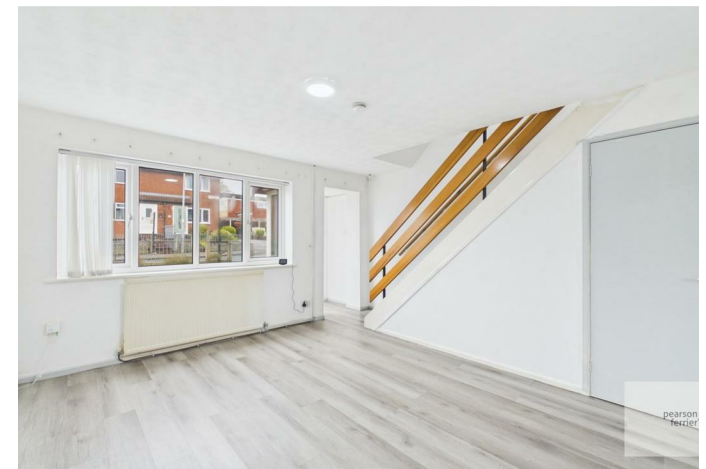
33 WHEATFIELD CLOSE

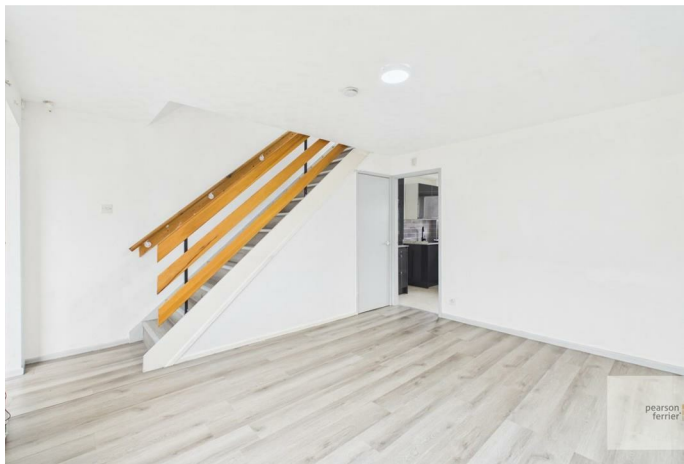
Property at a glance

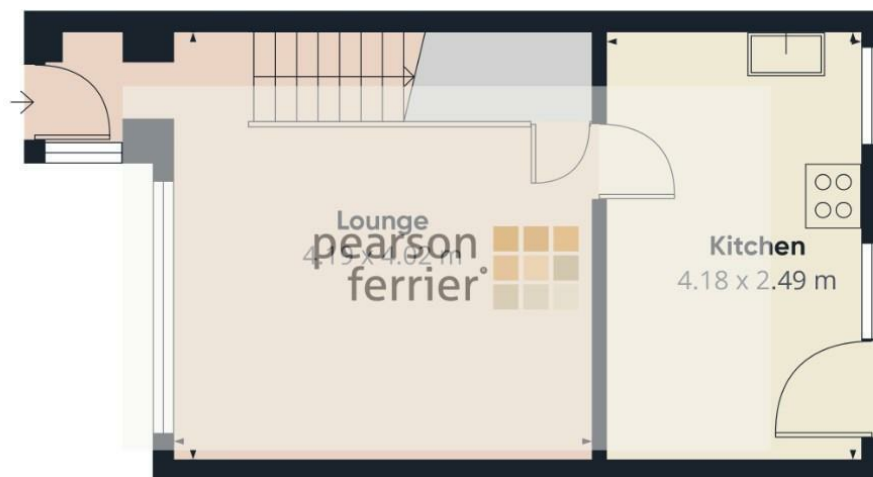
- FREEHOLD SEMI-DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- LOUNGE & KITCHEN/DINER
- WESTERLY FACING REAR GARDEN
- NO ONWARD CHAIN
- GREAT POTENTIAL TO EXTENDED (subject to relevant consents)
- GATED DRIVEWAY

Beautifully presented two double bedroom FREEHOLD semi-detached property located in a convenient location in a cul-de-sac in the Limefield area of Bury just off Walmersley Road . The location offers excellent access to local shops and schools, local countryside, transport links to Bury & Ramsbottom centres with Junction 1 M66 being only a short drive. In brief the property comprises of; Porch, lounge, kitchen, two double bedrooms and family bathroom. The property benefits from a low maintenance garden to the front with gated driveway leading to the side and garden to the rear. The property is an ideal first time buy or for those looking to downsize and has excellent potential to extend either to the side or rear (subject to approvals).

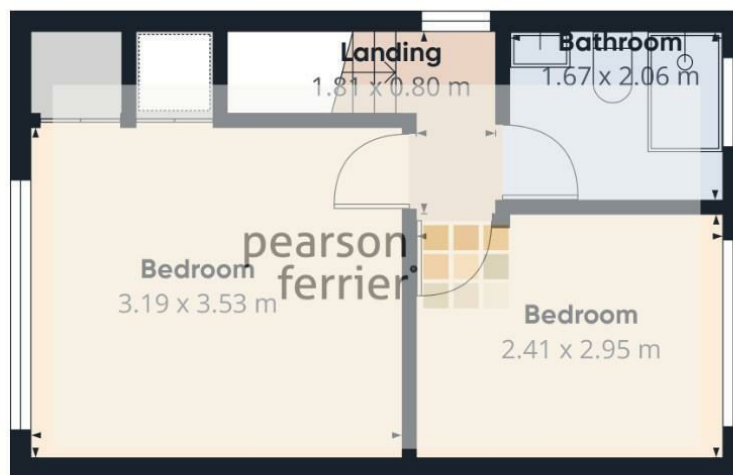
Tenure - Freehold
EPC- D
Council Tax band - B







Floor 0



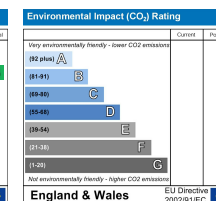
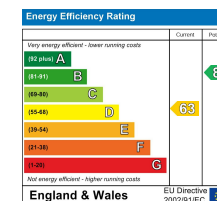
Floor 1

Approximate total area^m
53.1 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.