



**20 KINGSBURY CLOSE**  
Bury, BL8 1WB  
Offers In The Region Of £260,000

# 20 KINGSBURY CLOSE

## Property at a glance

- SEMI-DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- ADDITIONAL OFFICE/DRESSING ROOM
- TOTTINGTON VILLAGE
- NO ONWARD CHAIN
- IDEAL FAMILY HOME
- CLOSE TO LOCAL COUNTRYSIDE

Well presented semi-detached house with three double bedroom + additional office situated on the on the Miller Brook development in Tottington. The location offers excellent access to Bury & Ramsbottom town centres with local shops and schools being close by yet being set in a beautiful and tranquil location with local countryside and Kirklees Nature trail being on your doorstep. In brief the property comprises of; Entrance hall, lounge, conservatory, kitchen/diner and guest w.c to the ground floor, To the first floor is a landing two double bedrooms, family bathroom and office/dressing room with stairs to the main bedroom (which is over 19ft and also benefits from an ensuite). Externally there is off road parking to the front and low maintenance garden to the rear.

Leasehold - 999 years from 1 January 2004

Ground Rent - £100 Per Year

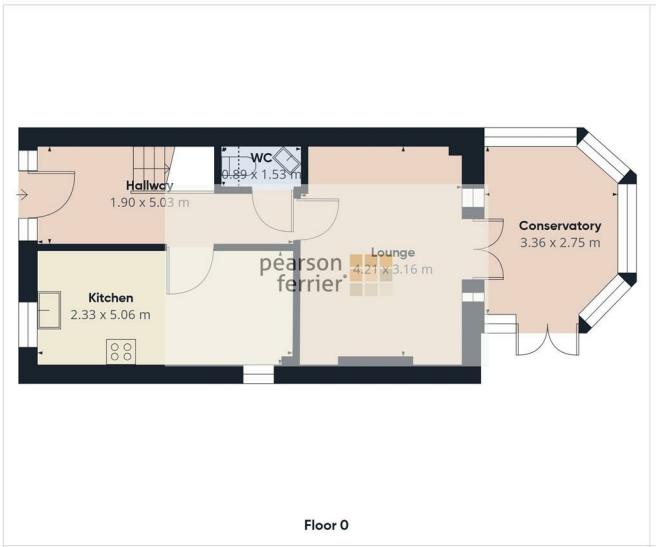
Service Charge -£150 Per Year

EPC - C

Council tax Band -C







Floor 0



Floor 1



Floor 2

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

100.2 m<sup>2</sup>

Reduced headroom

3.1 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.

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|   |  | Current                 | Potential               |
|---|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs |  |                         |                         |
| (92 plus) A                                 |  |                         |                         |
| (81-91) B                                   |  |                         |                         |
| (70-80) C                                   |  |                         |                         |
| (55-69) D                                   |  |                         |                         |
| (39-54) E                                   |  |                         |                         |
| (21-38) F                                   |  |                         |                         |
| (1-20) G                                    |  |                         |                         |
| Not energy efficient - higher running costs |  |                         |                         |
| England & Wales                             |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

|   |  | Current                 | Potential               |
|---|--|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |                         |
| (92 plus) A   |  |                         |                         |
| (81-91) B   |  |                         |                         |
| (70-80) C   |  |                         |                         |
| (55-69) D   |  |                         |                         |
| (39-54) E   |  |                         |                         |
| (21-38) F   |  |                         |                         |
| (1-20) G  |  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |                         |
| England & Wales   |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

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