



pearson  
ferrier®



15 SAXON CLOSE  
Bury, BL8 2RY  
Offers Over £250,000

# 15 SAXON CLOSE

## Property at a glance

- TRADITIONAL BAY FRONTED SEMI DETACHED
- CUL-DE-SAC LOCATION
- VERY WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED GARDENS FRONT AND REAR
- COMBINATION GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- RECENT KITCHEN & SHOWER ROOM
- HOT TUB & SUMMERHOUSE INCLUDED
- FREEHOLD

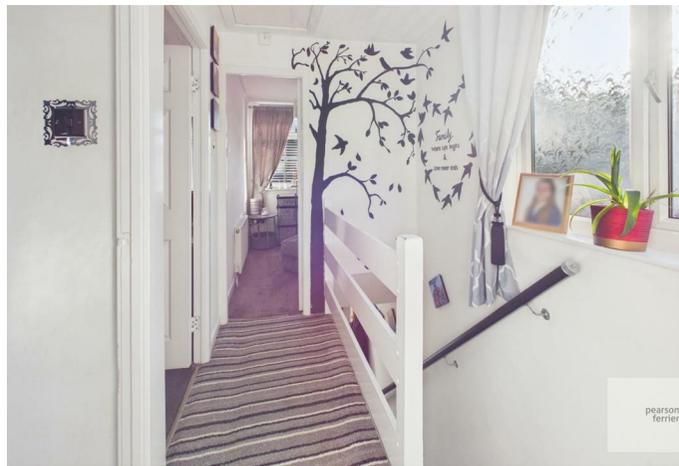
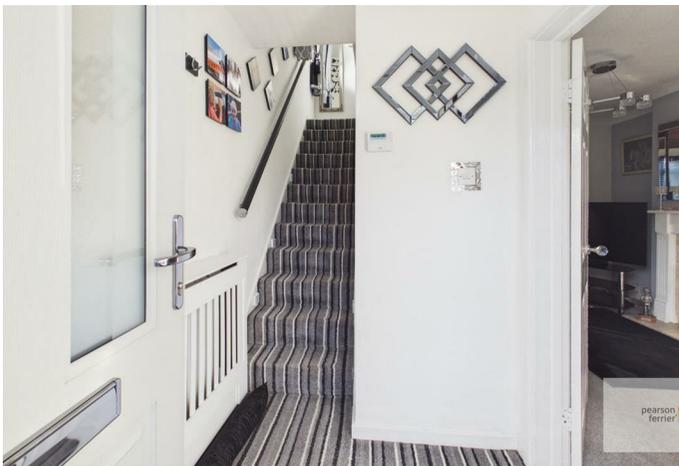
A traditional bay fronted semi detached FREEHOLD property having been systematically improved by the current owners over the last few years to create well thought out family accommodation over two floors. Saxon Close is located off Ainsworth Road in Bury, round the corner from Whitehead Park and a handy convenience store and within 1 mile of Bury town centre. Perhaps more importantly there are a number of highly regarded junior schools all within easy walking distance.

With gas central heating & upvc double glazing throughout the accommodation briefly comprises: entrance hall, lounge with opening onto dining kitchen, first floor landing, three bedrooms and a combined shower room/w.c.

To the outside there are gardens to the front, a side driveway providing off road parking and to the rear there is a landscaped garden with decked patio, covered patio area and lower garden with summerhouse. The property further benefits from solar panels to assist with low cost electricity.

Tenure - Freehold  
Council Tax Banding - C  
EPC Rating - D







Floor 0



Floor 1

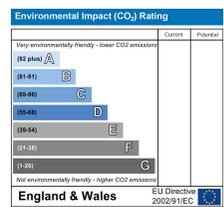
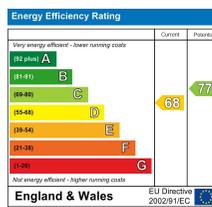


Approximate total area<sup>(1)</sup>  
62.6 m<sup>2</sup>

(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.