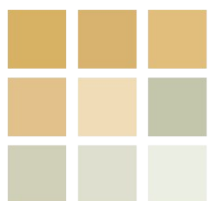




pearson
ferrier®



23 CEDAR FOLD
Bury, BL8 3GG
£195,000

23 CEDAR FOLD

Property at a glance

- BURY COUNCIL AFFORDABLE HOUSING SCHEME
- MODERN SEMI-DETACHED
- FOUR BEDROOMS
- IMMACULATELY PRESENTED
- EXCLUSIVE DEVELOPMENT
- TOTTINGTON VILLAGE
- CLOSE TO KIRKLEES NATURE TRAIL

DISCOUNTED UNDER BURY COUNCIL'S AFFORDABLE HOUSING SCHEME

Immaculately presented four bedroom semi-detached property located on an exclusive development in the ever popular Tottington area of Bury. The location offers excellent access and transport links to Bury, with Tottington village & Kirklees nature trail being close by. The property really must be viewed to appreciate the quite cul-de-sac location and the accommodation on offer. In brief the property comprises of; Entrance hall with guest w.c off, lounge with bay window and kitchen/Diner. To the first floor are four bedrooms and family bathroom. The property benefits from driveway to the front for 2 cars and low maintenance garden to the rear which is not overlooked and back on to the Kirklees nature trail. The property ideal for growing families.

Tenure - Leasehold - 999 years from 1 August 2014
Council Tax Band - B
EPC - tbc







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(35-48) F			(35-48) F		
(1-34) G			(1-34) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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