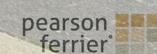




7 ULLSWATER DRIVE
Redvales, BL9 9QG
Offers In The Region Of £225,000



7 ULLSWATER DRIVE

Property at a glance

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- POPULAR REDVALES AREA
- LOUNGE & KITCHEN/DINER
- IMMACULATEDLY PRESENTED THROUGHOUT
- CONVENIENT LOCATION

Immaculately presented three bedroom semi-detached property is the popular Redvales area of Bury just off Manchester Road. The location offers excellent access and transport links to Bury & Manchester centres, with local shops, schools and amenities being close by. The property is a true credit to the current owners who have drastically improved the property including re-plastering, decorating and flooring and wood burning stove to the living room and really needs to be viewed to appreciate the attention to detail. In brief the property comprises of; Porch, entrance hall, living room & dining/kitchen to the ground floor. To the first floor are three bedrooms (two being double and family bathroom. The property benefits from garden to the front and rear and is an ideal purchase for a first time buyer or growing families alike.

Tenure - Freehold

EPC-D

Council Tax Band - B







Floor 0

Approximate total area⁽¹⁾
59.6 m²



Floor 1

(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.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential	
	(82 plus) A	86	(81-80) B	87
(80-79) C	85	86	(79-78) D	87
(78-77) E	84	85	(77-76) F	86
(76-75) G	83	84	(75-74) H	85
Not energy efficient - higher running costs				
(1-29) I	82	83	(1-28) J	84

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions	Current		Potential	
	(82 plus) A	86	(81-80) B	87
(80-79) C	85	86	(79-78) D	87
(78-77) E	84	85	(77-76) F	86
(76-75) G	83	84	(75-74) H	85
Not environmentally friendly - higher CO ₂ emissions				
(1-29) I	82	83	(1-28) J	84

England & Wales 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

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.

pearson
ferrier[®]

