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4 ARLEY AVENUE
Bury, BL9 5HD
Offers Over £425,000

4 ARLEY AVENUE

Property at a glance

- DECEPTIVELY SPACIOUS DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FREEHOLD
- GENEROUS PLOT
- CONVENIENT LOCATION

Deceptively spacious four bedroom two reception room FREEHOLD bay fronted detached property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access and transport links to Bury town centre with local shops, schools and amenities being close by with Clarence Park & Lido, & Burrs Country Park being only a short walk. The property really must be viewed to appreciate the internal condition and the accommodation on offer and briefly comprises of: Entrance hall, lounge with French style doors on the garden, sitting room, utility room and guest w.c. To the first floor and four bedrooms (three being good sized doubles) and spacious family bathroom. The property is ideal for a growing family and has the potential to extend subject to the relevant planning & consents.

Tenure - Freehold

EPC - tbc

Council Tax Band - E







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
102 plus ¹ A		Very environmentally friendly - lower CO ₂ emissions	
81-101 B		82 plus ¹ A	
69-80 C		81-91 B	
55-68 D		69-80 C	
39-54 E		55-68 D	
21-38 F		39-54 E	
1-20 G		21-38 F	
Not energy efficient - higher running costs		1-20 G	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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