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16 SOUTHFIELD AVENUE  
Bury, BL9 5HS  
£225,000



# 16 SOUTHFIELD AVENUE

## Property at a glance

- SEMI-DETACHED PROPERTY
- THREE FITTED BEDROOMS
- THROUGH LOUNGE/DINER (Over 22ft)
- GARAGE/DRIVEWAY & CARPORT
- NO ONWARD CHAIN
- FREEHOLD

Well presented three bedroom FREEHOLD semi-detached property located approximately one mile from Bury town centre just off Walmersley Road. The location offers excellent access to Bury town centre, local shops and schools with junction 1 M66 being only a short drive and Burrs Country Park being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your stamp on your home. In brief the property comprises of; Entrance hall, lounge through diner and kitchen/diner. To the first floor are three fitted bedrooms & family bathroom. The property benefits from well stocked gardens to the front & rear, driveway leading to a carport and detached garage and is offered to the market with no onward chain.

Tenure - Freehold

EPC- D

Council Tax Band - C

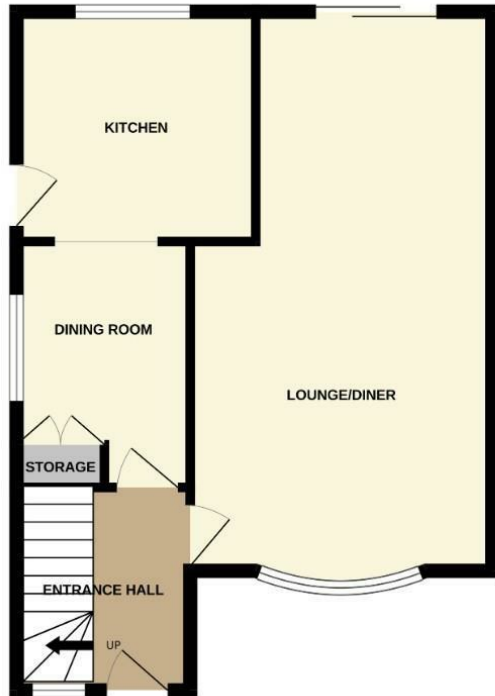




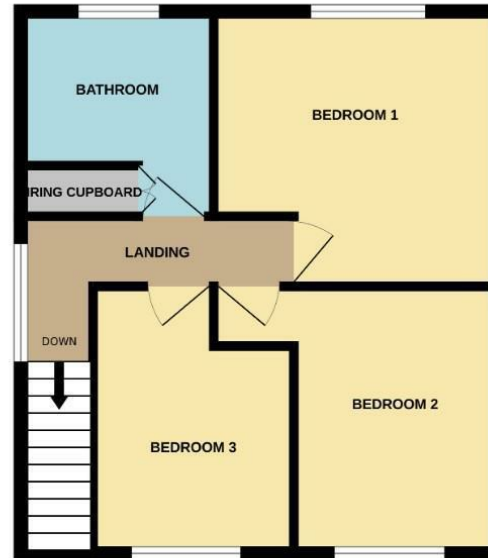




GROUND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.

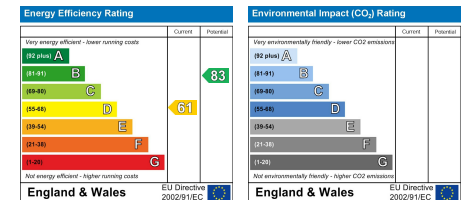


1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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