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281 BURY ROAD  
Bury, BL8 3DY

Offers In The Region Of £170,000

# 281 BURY ROAD

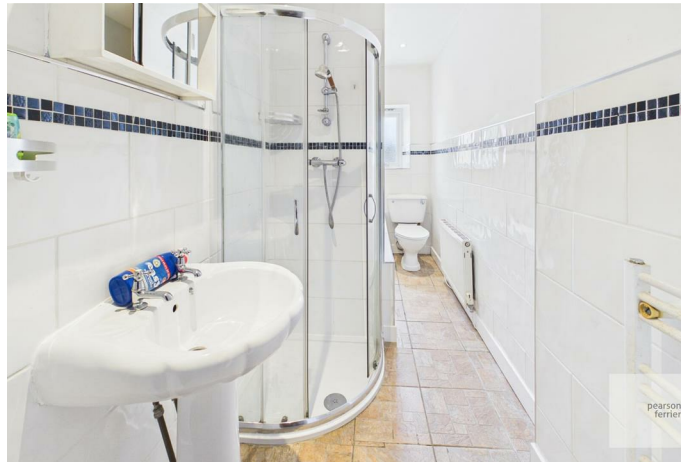
## Property at a glance

- STONE BUILT TERRACED PROPERTY
- VERY POPULAR RESIDENTIAL LOCATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- TWO BEDROOMS PLUS LOFT ROOM (accessed via a pull down ladder)
- RECENTLY REPLACE KITCHEN UNITS
- FOUR PIECE BATHROOM SUITE
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- THOUSANDS SPENT RECENTLY ON REAR GARDEN

A stone built garden fronted terraced property located approximately half a mile from Tottington centre and offering a great opportunity for a first time buyer or landlord. The property does have combination gas fired central heating and upvc double glazing, recently a new kitchen has been installed and many thousands of pounds have been spent on the rear patio garden with porcelain tiling and artificial turf lawn. The accommodation briefly comprises: entrance vestibule, lounge with feature fireplace, dining kitchen, first floor landing, two bedrooms, four piece bathroom and a converted loft room (currently accessed via a pull-down ladder) To the outside there are garden areas to the front and rear. The property is being offered for sale with no onward chain.

Tenure - Leasehold - 993 years from 4 October 1880  
Council Tax Band - B  
EPC Rating - D







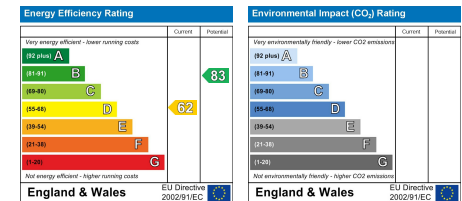
Approximate total area<sup>(1)</sup>  
76.5 m<sup>2</sup>  
Reduced headroom  
3.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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