



pearson  
ferrier  *a property for everyone*

8 HILTON STREET  
Bury, BL9 6LT  
£150,000



# 8 HILTON STREET

## Property at a glance

- END TERRACE PROPERTY
- THREE DOUBLE BEDROOMS
- GARDENS TO THE FRONT & SIDE
- IMMACULATLEY PRESENTED
- BOILER FITTED 2020
- OFF ROAD PARKING
- NO ONWARD CHAIN

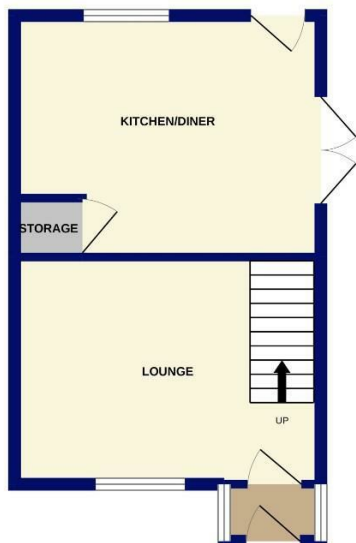
Immaculately presented three double bedroom end terrace property with southerly facing garden located in the ever popular Chesham area of Bury. The location offers excellent access to Bury town centre, a handy parade of shops, primary schools and Clarence Park being close by. In brief the property comprises of; Lounge, spacious kitchen/diner with French style doors leading into the garden. To the first floor is a landing, two double bedrooms and family bathroom with stairs leading to the main bedroom on the second floor. The property also benefits from gas fired central heating (boiler fitted 2020) double glazing, off road parking and good sized garden to the side and is ideal for a first time buyer or buy to let investment.







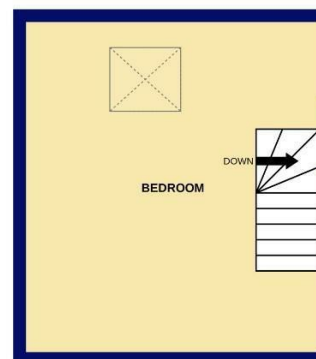
GROUND FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



1ST FLOOR  
28.5 sq.m. (307 sq.ft.) approx.

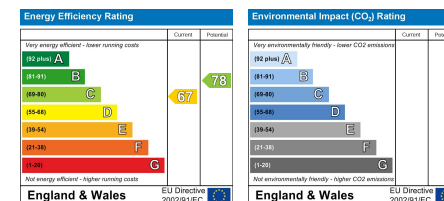


2ND FLOOR  
20.9 sq.m. (225 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (851 sq.ft.) 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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