



40 HUMBER DRIVE  
Bury, BL9 6SJ  
Offers Over £250,000

# 40 HUMBER DRIVE

## Property at a glance

- SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- LOUNGE/DINER (over 23ft)
- CONSERVATORY
- DETACHED GARAGE & DRIVEWAY
- GARDENS FRONT & REAR
- EVER POPULAR RIVERS ESTATE

A three bedroom semi-detached dormer house situated in one of the areas most distinguished housing estates, locally known as the Rivers Estate just off Walmersley Road. The location is well complimented with easy access to all good local amenities, Bury and Ramsbottom town centres, local transport links and picturesque local countryside being right on your doorstep, yet with Junction 1 M66 being only a short drive. In brief the property comprises of: entrance hall, lounge/diner, conservatory, breakfast/kitchen, bedroom and bathroom to the ground floor. To the first floor are two double bedrooms. The property benefits from gardens to the front & rear, with detached garage and driveway providing off road parking.

Tenure - Leasehold - 999 yrs from 20th June 67  
Ground Rent - £18 per annum  
Council Tax Band - C  
EPC - tbc







Approximate total area<sup>(1)</sup>

99 m<sup>2</sup>

Reduced headroom

2.3 m<sup>2</sup>

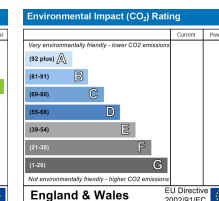
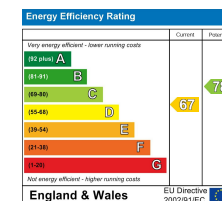
(1) Excluding balconies and terraces

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.

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