



pearson  
ferrier®



11 DUNSTERS AVENUE  
Bury, BL8 1EF  
£265,000



# 11 DUNSTERS AVENUE

## Property at a glance

- BAY FRONTED SEMI DETACHED HOME
- LOCATED IN A QUIET CUL DE SAC IN BRANDESHOLME
- CLOSE TO BURRS COUNTRY PARK
- GOOD LOCAL SCHOOLS
- THREE BEDROOMS & TWO RECEPTION ROOMS
- FOUR PIECE BATHROOM & DOWNSTAIRS W.C.
- NO ONWARD CHAIN
- IDEAL FAMILY HOME

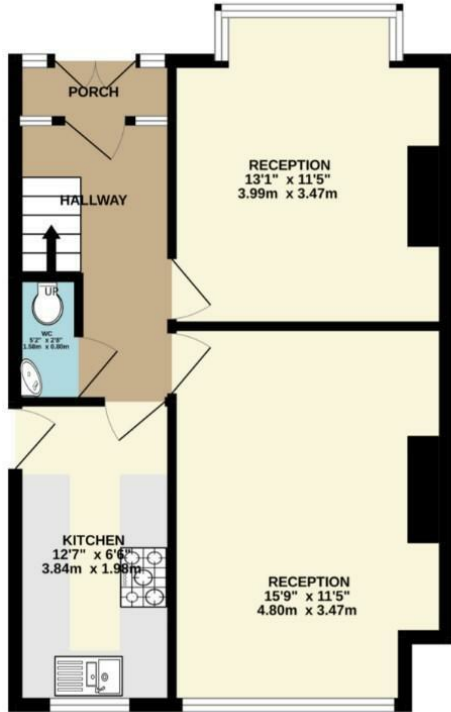
A freehold bay fronted semi detached home. The property would make an ideal family home being located in a quiet cul de sac in the Brandlesholme area of Bury with great local amenities including schools, shops and Burrs Country Park. The property has a spacious interior comprising three bedrooms, four piece family bathroom, lounge, dining room, kitchen, downstairs W.C., hallway and porch. Externally there are gardens to the front and rear with parking being provided via a driveway and brick built garage. There are great public transport links to Ramsbottom and Bury centres as well as access to the M66 and M60 motorways. The property is offered for sale with no onward chain.



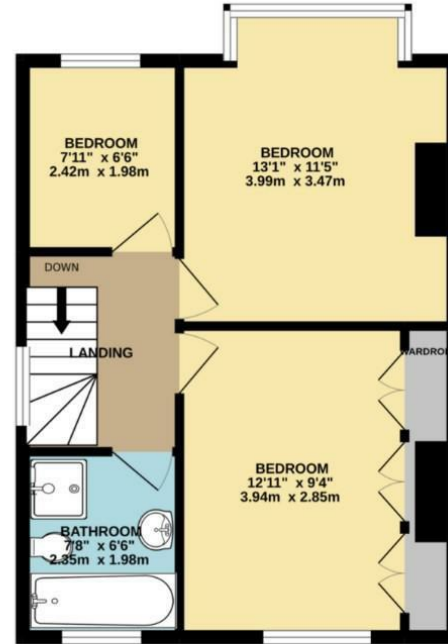




GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 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.  
Made with Metropix ©2022.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

