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63 HUNTLEY MOUNT ROAD
Bury, BL9 6JA
£195,000

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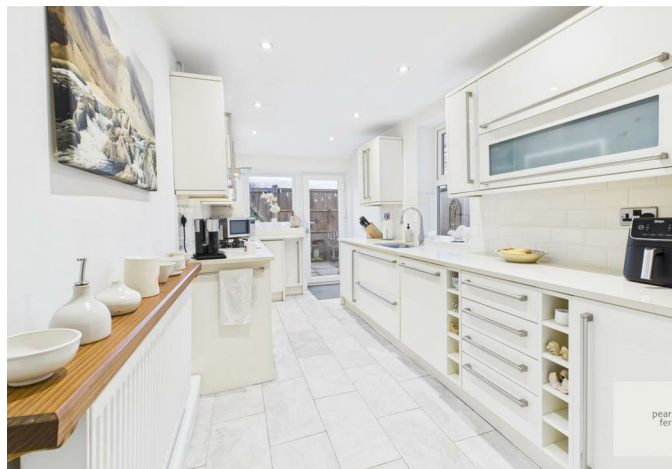
Property at a glance

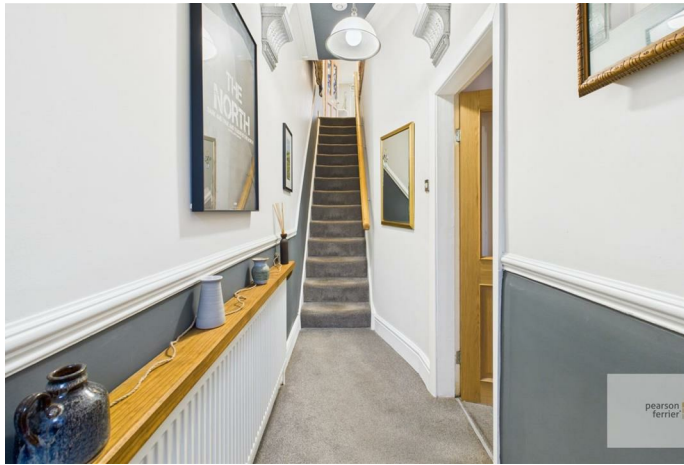
- LARGER THAN AVERAGE BAY FRONTED MID TERRACED PROPERTY
- BEAUTIFULLY & SYMPATHETICALLY RENOVATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- KITCHEN WITH GRANITE WORKTOPS
- FOUR PIECE BATHROOM
- VIEW OVER HOYLES PARK TO FRONT
- NO ONWARD CHAIN
- GREAT POTENTIAL TO DEVELOP LOFT SPACE

A much larger than average Edwardian bay fronted mid terraced property located on Huntley Mount Road with views to the front across Hoyles Park bowling green. The property has been systematically renovated over the last couple of decades and the current owner is to be congratulated on her presentation and cleverly blending modern conveniences with features of the Edwardian era. The property forms part of Hopebank Terrace and the date stone confirms construction in 1909. Being only approximately one mile from both Bury town centre and a similar distance to Fairfield General Hospital, the property is in a very convenient location.

With combination gas fired central heating and upvc double glazing throughout, the accommodation briefly comprises: entrance vestibule, inner hall, open plan living room/dining room with stone fireplace housing a woodburning stove, luxuriously appointed kitchen, first floor landing, two double bedrooms (the main with an extensive range of fitted furniture) and four piece bathroom. To the outside there is a garden forecourt with iron railing fencing and to the rear a well presented patio style yard. There is good potential to extend the accommodation into the loft space if required and subject to approvals.

Tenure - Leasehold for the residue of 999 years
Ground Rent - £5 per annum
EPC Rating - tbc
Council Tax Banding - A







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
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1-30			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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