



22 BARLOW CLOSE  
Bury, BL9 6WF  
Offers In The Region Of £230,000



# 22 BARLOW CLOSE

## Property at a glance

- MODERN SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- NEW BOILER, KITCHEN, BATHROOM & W.C ALL FITTED 2022
- QUITE CUL-DE-SAC
- OFF ROAD PARKING
- SOUTHERLY FACING REAR GARDEN

Immaculately presented three bedroom semi-detached property located in a convenient position approx. one mile from Bury town centre in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access and transport links to Bury town centre, shops and schools, including Chesham Primary (Ofsted Good), with Clarence Park being on your doorstep and with the motorway network being only a short drive. The property has been vastly improved by the current owners over their ownership and they have upgraded the heating system, replaced the kitchen, bathroom and w.c all in 2022 and it is beautifully presented throughout. In brief the property comprises of; Entrance hall, w.c, lounge, kitchen/diner and rear porch. To the first floor is a landing with glass balustrade, three bedrooms and contemporary family bathroom. the property benefits from a driveway for two cars and a southerly facing rear garden. The property is ideal for a first time buyers or growing families alike.

Tenure - Leasehold - 155 years from 1 January 2004  
Ground Rent £170 Per year (paid till March 2027)  
EPC - C  
Council Tax Band - B









Floor 0



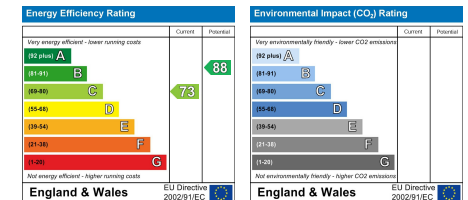
Floor 1

Approximate total area<sup>m</sup>  
66.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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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