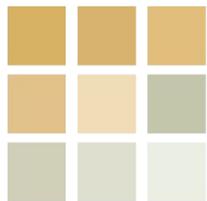




pearson  
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15 SAXON CLOSE  
Bury, BL8 2RY  
Offers Over £250,000

# 15 SAXON CLOSE

## Property at a glance

- TRADITIONAL BAY FRONTED SEMI DETACHED
- CUL-DE-SAC LOCATION
- VERY WELL PRESENTED THROUGHOUT
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED GARDENS FRONT AND REAR
- COMBINATION GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- RECENT KITCHEN & SHOWER ROOM
- HOT TUB & SUMMERHOUSE INCLUDED
- FREEHOLD

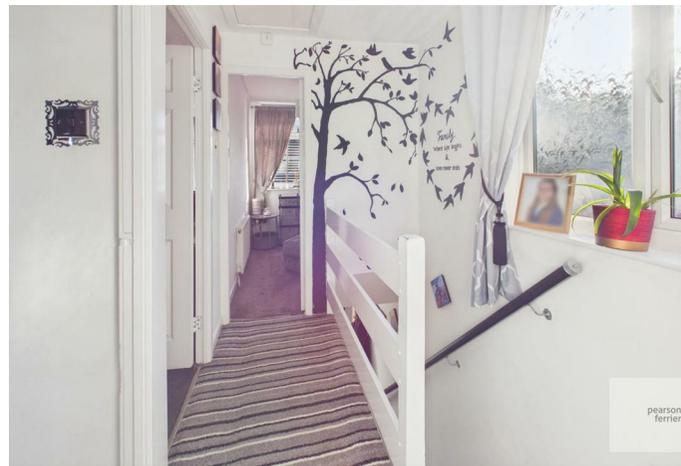
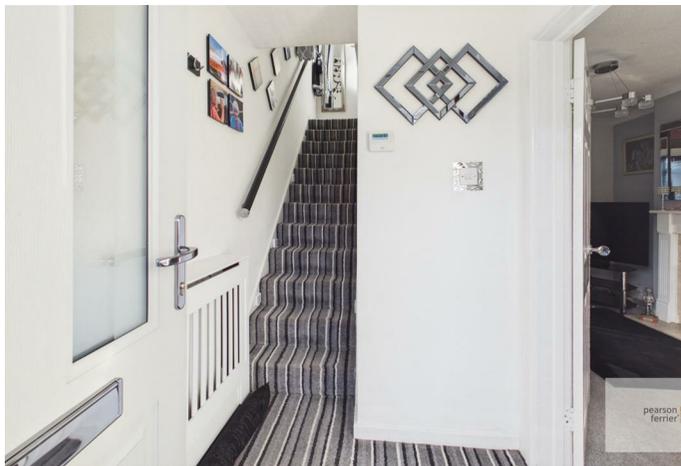
A traditional bay fronted semi detached FREEHOLD property having been systematically improved by the current owners over the last few years to create well thought out family accommodation over two floors. Saxon Close is located off Ainsworth Road in Bury, round the corner from Whitehead Park and a handy convenience store and within 1 mile of Bury town centre. Perhaps more importantly there are a number of highly regarded junior schools all within easy walking distance.

With gas central heating & upvc double glazing throughout the accommodation briefly comprises: entrance hall, lounge with opening onto dining kitchen, first floor landing, three bedrooms and a combined shower room/w.c.

To the outside there are gardens to the front, a side driveway providing off road parking and to the rear there is a landscaped garden with decked patio, covered patio area and lower garden with summerhouse. The property further benefits from solar panels to assist with low cost electricity.

Tenure - Freehold  
Council Tax Banding - C  
EPC Rating - tbc







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
62.6 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



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (82 plus) A   |                         |         |           |
| (61-81) B   |                         |         |           |
| (39-60) C   |                         |         |           |
| (24-38) D   |                         |         |           |
| (19-23) E   |                         |         |           |
| (11-18) F   |                         |         |           |
| (1-10) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

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