



pearson
ferrier®



19 BARLOW CLOSE
Bury, BL9 6WF
Offers Over £220,000

19 BARLOW CLOSE

Property at a glance

Immaculately presented mid town house with three double bedroom + additional study 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 really must be viewed to appreciate the vendors attention to detail and the versatility of the accusation on offer. In brief the property comprises of: Entrance hall with two built in storage cupboards, office/Playroom, third bedroom wit bi folding doors on the rear garden and shower room. To the first floor is a spacious lounge and kitchen/diner. To the second floor are two fitted double bedrooms and both are en-suite. The property benefits from double driveway to the front and enclosed low maintenace garden to the rear.

Leasehold

Ground Rent £200

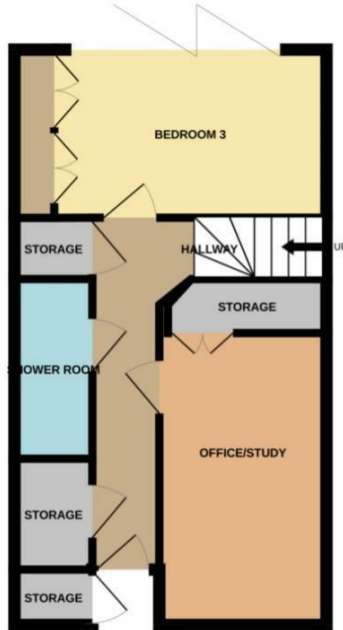
Council Tax - Band B

EPC-TBC

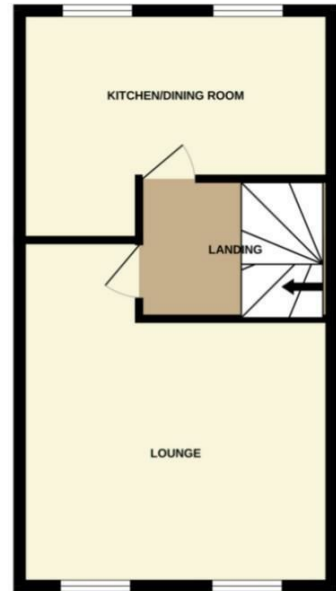




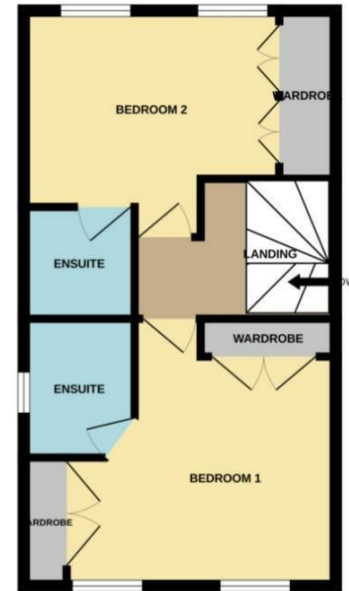
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

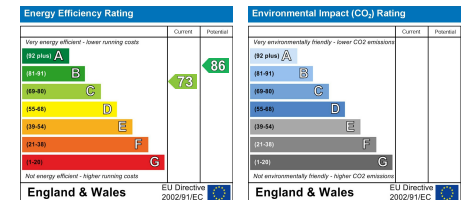


2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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 ©2023



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

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.