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143 ROCHDALE OLD ROAD  
Bury, BL9 7LU  
Offers Over £260,000



# 143 ROCHDALE OLD ROAD

## Property at a glance

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- GENEROUS PLOT
- WALKING DISTANCE TO FAIRFIELD HOSPITAL
- NO ONWARD CHAIN
- DETACHED GARAGE & DRIVEWAY

Deceptively spacious three bedroom FREEHOLD semi-detached property set on a generous plot in the Fairfield area of Bury. The location offers excellent access to Bury & Rochdale centres and is within walking distance to Fairfield general hospital with local shops schools and amenities being close and junction 2 M66 being only a short drive. In brief the property comprises of: Vestibule, lounge opening into a dining room and breakfast kitchen. To the first floor are three bedroom (two being fitted) and family bathroom. The property benefits from driveway leading to a detached garage, garden to the front and spacious garden to the rear and is ideal for first time buyers and growing families alike.

Tenure - Freehold

EPC - C

Council Tax Band - B









Floor 0



Floor 1

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

86.4 m<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

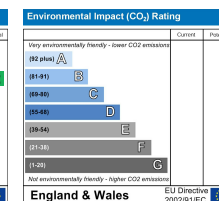
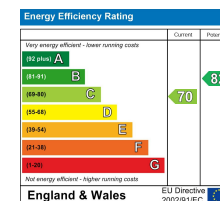
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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