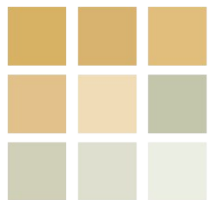




pearson
ferrier®



18 MALVERN AVENUE
Bury, BL9 6NW
Offers Over £180,000

18 MALVERN AVENUE

Property at a glance

- BAY FRONTED TERRACE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN & UTILITY
- CLOSE TO CLARENCE PARK & THE LIDO
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

Deceptively spacious two double bedrooms, two reception rooms, extended bay fronted terrace property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access and transport links to Bury town centre, with local shops and primary schools being close by with Clarence park & The Lido being on your doorstep. The property has been vastly improved by the current owner who installed a new roof in 2019 and a damp proof course in 2023. In brief the property comprises of; Vestibule, entrance hall, lounge, separate sitting/dining room and extended kitchen & utility room. To the first floor there are two double bedrooms and a four piece family bathroom with garden to the front and an enclosed rear yard. The property is an ideal first time buy and is offered for sale with no onward chain.

Tenure - Leasehold 999 years (less 10 days) from 24 December 1908

Ground Rent payable £2.50 per year

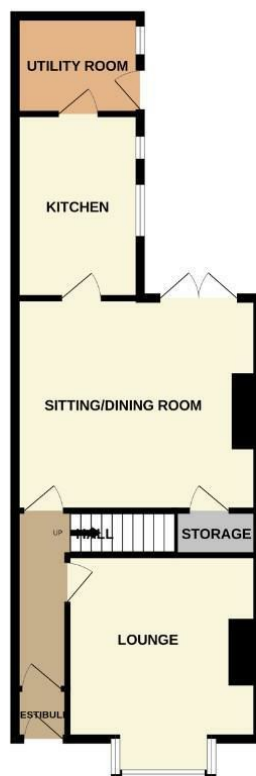
Council Tax Band B

EPC Rating C

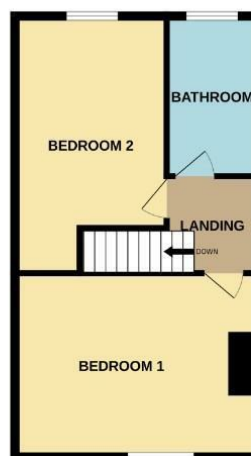




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 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 misstatement. The 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 Metagix (2025)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-64 E			
35-48 F			
1-34 G			
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			
49-64 E			
35-48 F			
1-34 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.