



pearson  
ferrier®



3 KENYON CRESCENT  
Bury, BL9 6WH  
£250,000

# 3 KENYON CRESCENT

## Property at a glance

- MODERN MEWS STYLE PROPERTY
- THREE BEDROOMS (TWO ENSUITE)
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR KITCHEN WITH UTILITY ROOM ON GROUND FLOOR
- CLOSE TO BURY TOWN CENTRE & PARKLAND
- GARDEN TO REAR
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING

A beautifully presented three storey mews style home located on a crescent of similar properties in a convenient location approximately 1 mile from Bury town centre and junction 2 of the M66 whilst being 'across the road' from Clarence Park, an abundance of local countryside and nature trails. The property has been well cared for over the years and offers even further potential for a new owner to convert the garage into additional accommodation if required. The property benefits from UPVC double glazing and gas central heating and the layout of the accommodation briefly comprises: Entrance hall, ground floor shower room, access to integral garage, utility room, ground floor bedroom, first floor landing with lounge and dining kitchen, second floor with two double bedrooms (main fitted and both ensuite). To the outside there is a private rear garden laid to lawn and to the front there is hardstanding and driveway leading to the garage.

Tenure - Leasehold 155 years from January 2004

Ground Rent -

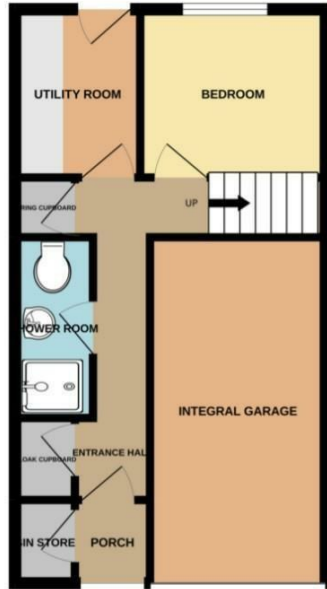
Council Tax Banding - C

EPC Rating - C

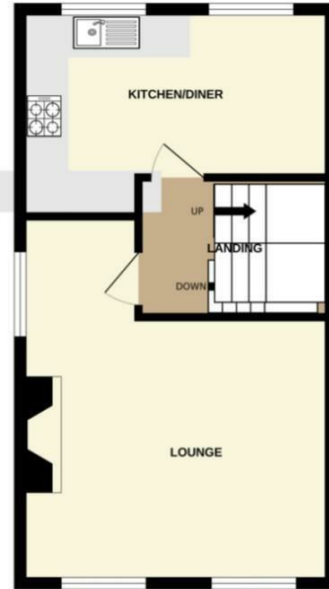




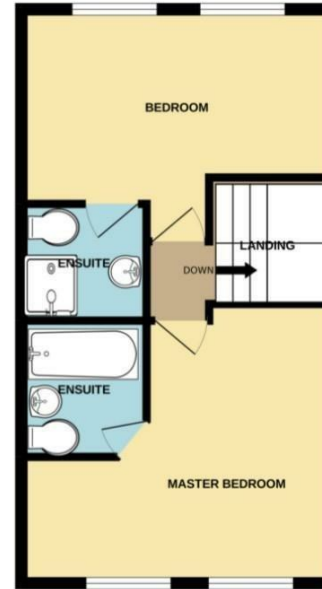
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

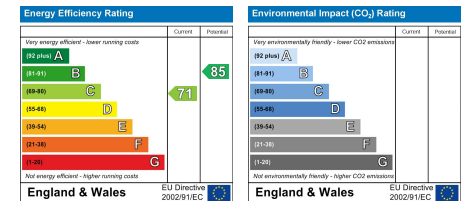


2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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 ©2022



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.