



45 MILNER AVENUE  
Bury, BL9 6NG  
Offers In The Region Of £357,000



# 45 MILNER AVENUE

## Property at a glance

- DETACHED PROPERTY
- FOUR/FIVE BEDROOMS
- VERSATILE ACCOMMODATION
- TWO RECEPTION ROOMS
- VIEWS OVER CLARENCE PARK & THE LIDO
- NO ONWARD CHAIN

Deceptively spacious FREEHOLD four/five bedroom, two reception room detached chalet bungalow located approximately one mile from Bury town centre with views to the front over Clarence Park & The Lido. The location offers excellent access to Bury town centre, local primary Schools including Chesham Primary (Ofsted Good), local shops and with Clarence Park, the Lido and Chesham woods all being on your doorstep. The property really must be viewed to truly appreciate the versatility of the accommodation on offer and the convenient location. The property is a must see to fully appreciate the versatility and size of the accommodation on offer. In brief the property comprises of; Entrance hall, sitting room, additional lounge (which could be used as fifth bedroom) kitchen, utility room and family bathroom to the ground floor. To the first floor are a further two double bedrooms and a shower room. The property benefits from low maintenance gardens to the front & rear and detached garage providing off road parking and is offered to the market with no onward chain.

Tenure-Freehold  
EPC-C  
Council Tax Band - E









Floor 0



Floor 1

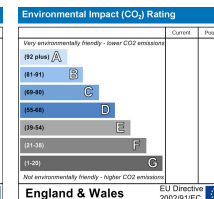
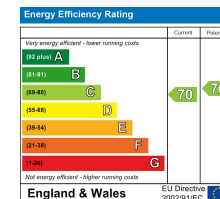
Approximate total area<sup>(1)</sup>  
141.3 m<sup>2</sup>  
Reduced headroom  
4 m<sup>2</sup>

(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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