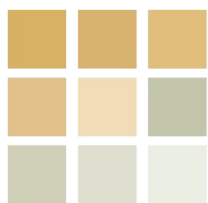




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2A BURRS CLOSE
Bury, BL8 1JU
Offers Over £385,000

2A BURRS CLOSE

Property at a glance

- UNIQUE DETACHED PROPERTY
- THREE FITTED BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER (Over 31ft)
- IMMACULATE CONDITION THROUGHOUT
- VIEW ESSENTIAL
- CLOSE TO BURRS COUNTRYPARK
- EXCELLENT TRANSPORT LINKS

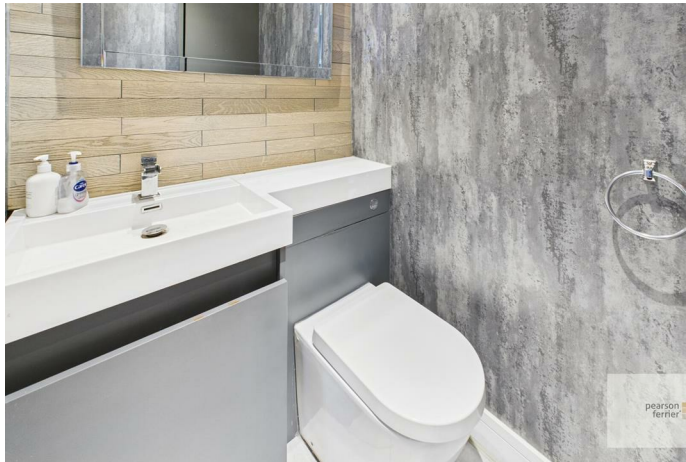
An immaculately presented three bedroom detached property located on Burrs Close just off Brandlesholme Road. The location offers excellent access and transport links to Bury & Ramsbottom centres, with local primary schools, handy parade of shops and Burrs Country Park and the Kirklees nature trail being on your doorstep. The property is a true credit to the current owners and really must be viewed to appreciate the accommodation on offer. In brief the property comprises of: Vestibule, open plan lounge/kitchen/diner (being over 31ft), and guest w.c. To the first floor is a landing with built in storage, three fitted bedrooms and contemporary family bathroom. There is a low maintenance garden to the side and integral garage. The property is ideal for growing families and those looking to downsize.

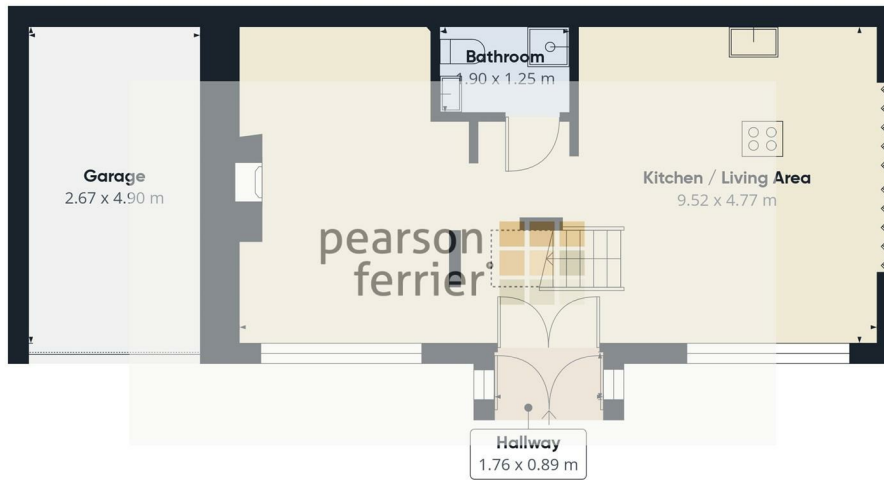
Leasehold - 990 years from 28 March 1935

EPC-C

Council Tax Band - C







Floor 0



Floor 1

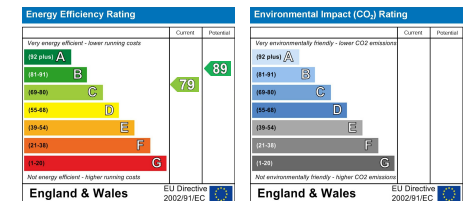
Approximate total area⁽¹⁾
104.4 m²
Reduced headroom
8.5 m²

(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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