



pearson
ferrier®



11 GREENBROOK CLOSE
Bury, BL9 6NS
£215,000

11 GREENBROOK CLOSE

Property at a glance

- SEMI-DETACHED PROPERTY
- LOUNGE & KITCHEN/DINER
- CONSERVATORY
- WALKING DISTANCE TO BURY TOWN CENTRE
- CLOSE TO CLARENCE PARK
- CUL-DE-SAC

Well presented three bedroom semi-detached property located in the ever popular Chesham area of Bury. The location offers excellent access to and is within walking distance to Bury town centre, local primary schools (including Chesham Primary and St Josephs & St Bedes), a handy parade of shops with Clarence park and Chesham woods being on the doorstep and only a short drive to junction 2 M66. In Brief the property comprises of: Entrance Hall, lounge, kitchen/diner and conservatory. To the first floor are three bedrooms (two being double) and family bathroom. The property benefits from garden to the front and rear and driveway providing off road parking.

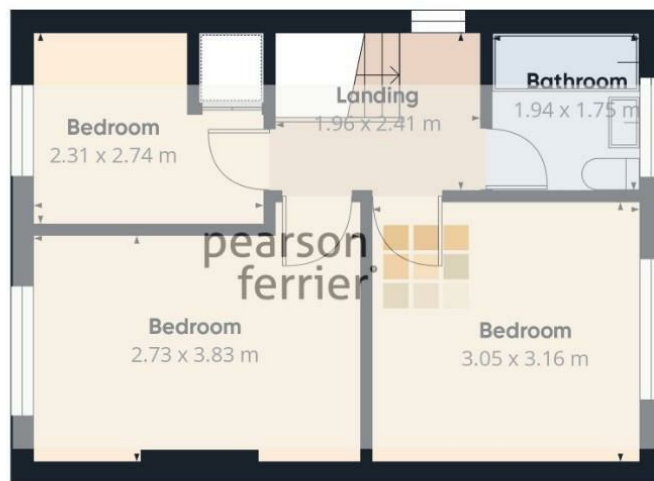
Tenure - Leasehold - 999 years from 1 January 1985
Ground Rent - £25 pa
Council Tax Band - C
EPC - C







Floor 0



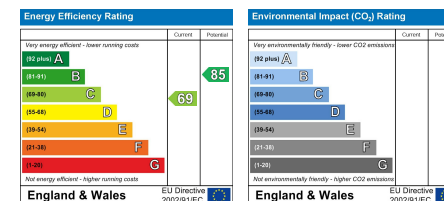
Floor 1

Approximate total area^m
72.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.