



63 HUNTELY MOUNT ROAD
Bury, BL9 6JA
£195,000

63 HUNTELY MOUNT ROAD

Property at a glance

- LARGER THAN AVERAGE BAY FRONTED MID TERRACED PROPERTY
- BEAUTIFULLY & SYMPATHETICALLY RENOVATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- KITCHEN WITH GRANITE WORKTOPS
- FOUR PIECE BATHROOM
- VIEW OVER HOYLES PARK TO FRONT
- NO ONWARD CHAIN
- GREAT POTENTIAL TO DEVELOP LOFT SPACE

A much larger than average Edwardian bay fronted mid terraced property located on Huntley Mount Road with views to the front across Hoyles Park bowling green. The property has been systematically renovated over the last couple of decades and the current owner is to be congratulated on her presentation and cleverly blending modern conveniences with features of the Edwardian era. The property forms part of Hopebank Terrace and the date stone confirms construction in 1909. Being only approximately one mile from both Bury town centre and a similar distance to Fairfield General Hospital, the property is in a very convenient location.

With combination gas fired central heating and upvc double glazing throughout, the accommodation briefly comprises: entrance vestibule, inner hall, open plan living room/dining room with stone fireplace housing a woodburning stove, luxuriously appointed kitchen, first floor landing, two double bedrooms (the main with an extensive range of fitted furniture) and four piece bathroom. To the outside there is a garden forecourt with iron railing fencing and to the rear a well presented patio style yard. There is good potential to extend the accommodation into the loft space if required and subject to approvals.

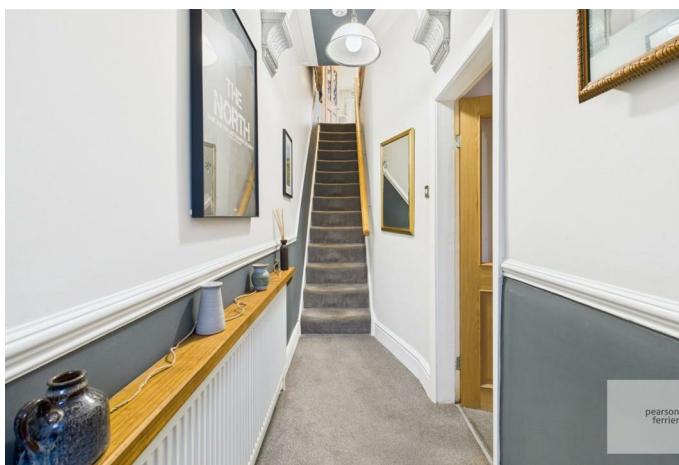
Tenure - Leasehold for the residue of 999 years

Ground Rent - £5 per annum

EPC Rating - C

Council Tax Banding - A







Floor 0



Floor 1



(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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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