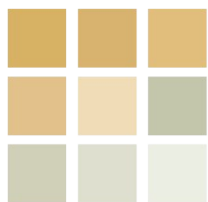




pearson
ferrier®



71 WILLOW STREET
Bury, BL9 7QZ
Offers Over £230,000

71 WILLOW STREET

Property at a glance

- FREEHOLD MODERN SEMI DETACHED
- CONVENIENT LOCATION FOR BURY CENTRE
- THREE BEDROOMS
- WRAP ROUND GARDENS
- DUAL ASPECT LOUNGE
- DINING KITCHEN WITH PATIO DOORS ONTO GARDEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- DOUBLE SECURE DRIVEWAY

A well presented and surprisingly spacious FREEHOLD semi detached property constructed around 25 years ago in a convenient location within half a mile of Bury town centre and a similar distance to the nearest motorway junction. The property is a credit to the current owner who and internal viewing is essential to appreciate the size and condition of the accommodation on offer. With gas central heating and upvc double glazing, the accommodation briefly comprises: Entrance hall with downstairs w.c. off, dual aspect lounge, dining kitchen with patio doors leading out onto the gardens, first floor landing three good sized bedrooms and a three piece bathroom with shower over the bath.

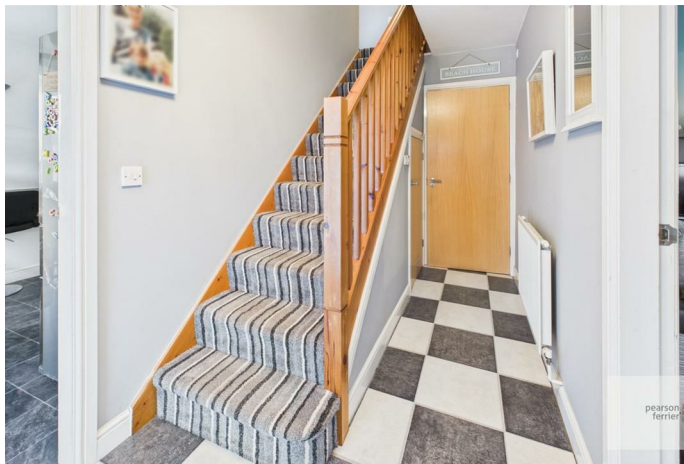
To the outside there are wrap round gardens to three sides bounded by a screening laurel hedge and secure double driveway providing on site parking for two cars.

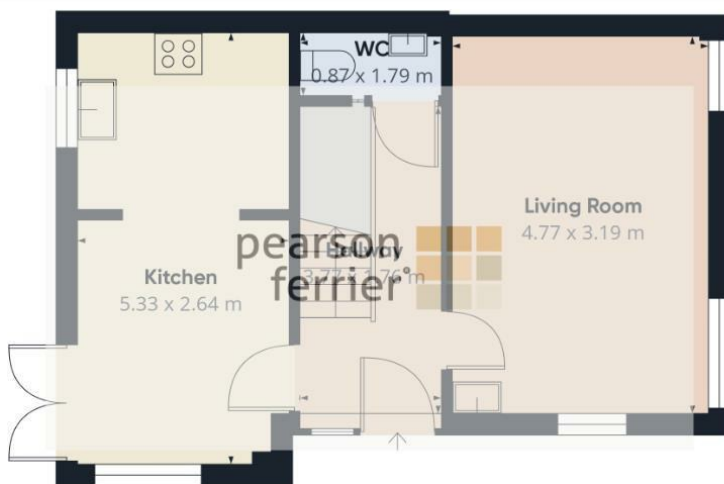
Tenure - Freehold

EPC Rating - C

Council Tax Banding - B







Floor 0



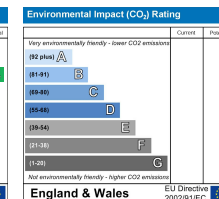
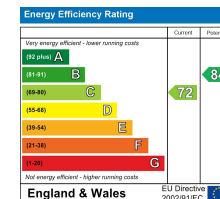
Floor 1

Approximate total area^m
74 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.