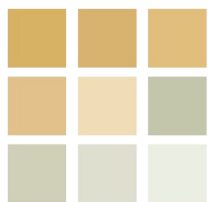




pearson
ferrier®



163 BROAD OAK LANE
Bury, BL9 7SQ
£200,000

163 BROAD OAK LANE

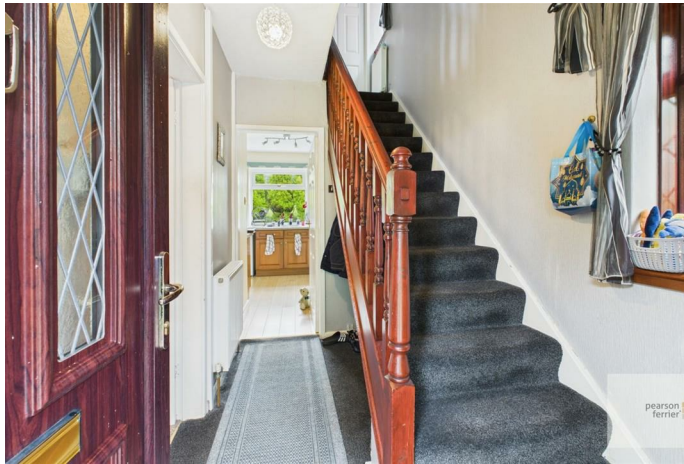
Property at a glance

- FREEHOLD END TOWNHOUSE
- POSITIONED ON BROAD OAK LANE AND NOT OVERLOOKED
- GOOD SIZED GARDENS TO THE FRONT AND REAR
- TWO DOUBLE BEDROOMS
- KITCHEN AND SEPARATE DINING ROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- UTILITY ROOM/GARDEN ROOM
- POTENTIAL TO EXTEND
- DRIVEWAY

A very well presented and well cared for FREEHOLD end townhouse, perhaps more commonly known as a quasi semi, situated on Broad Oak Lane with an open aspect to the front and views to the rear across a school playing fields. With good sized lawned gardens to the front and rear and a driveway providing off road parking, the property certainly will appeal to first time buyers who want significant outside space. The property has gas central heating and upvc double glazing and the accommodation briefly comprises: Entrance hall with spindled staircase to the first floor, lounge, kitchen, separate dining room, utility area/garden room, first floor landing, two double bedrooms and a three piece shower room. To the outside there are gardens to the front and rear and the driveway providing onsite parking.

Tenure - Freehold
Council Tax Band A
EPC Rating - D







Floor 0



Floor 1

Approximate total area⁽¹⁾

70.2 m²

Reduced headroom

1.2 m²

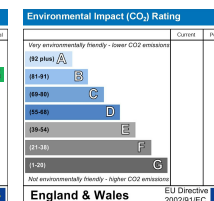
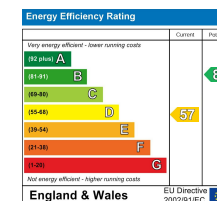
(1) Excluding balconies and terraces.

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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