



pearson  
ferrier®



16 PROCTOR STREET  
Bury, BL8 2NY  
Offers Over £300,000

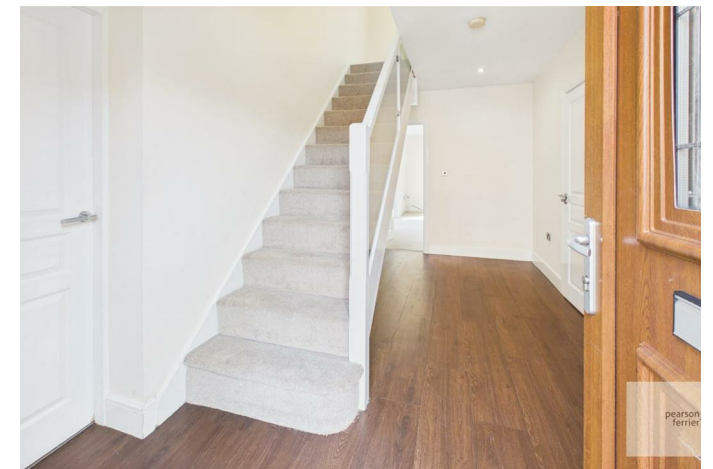
# 16 PROCTOR STREET

## Property at a glance

- SUBSTANTIAL END TOWNHOUSE
- ACCOMMODATION OVER THREE FLOORS
- FOUR DOUBLE BEDROOMS
- MAIN BEDROOM WITH JULIETTE BALCONIES & ENSUITE SHOWER ROOM
- FITTED KITCHEN & SEPARATE UTILITY ROOM/GUEST CLOAKROOM
- INTEGRAL GARAGE
- GARDENS TO TWO SIDES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- NO ONWARD CHAIN

A substantial modern end townhouse in a convenient location approximately 1 mile to Bury town centre and round the corner from a handy Tesco convenience store. The property was constructed approximately 20 years ago and has accommodation over three floors. With gas central heating and Upvc double glazing the accommodation briefly comprises: Entrance hall, great sized utility room/guest w.c., access to integral garage, fitted kitchen, lounge with dual aspect patio doors, first floor landing two double bedrooms (the main with ensuite shower room) second floor two further double bedrooms and a three piece bathroom. To the outside there are enclosed gardens to two sides and a front hard standing area allowing for parking. The property is being offered for sale with no onward chain.

Tenure -Freehold  
Council Tax Banding - C  
EPC Rating - C







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.