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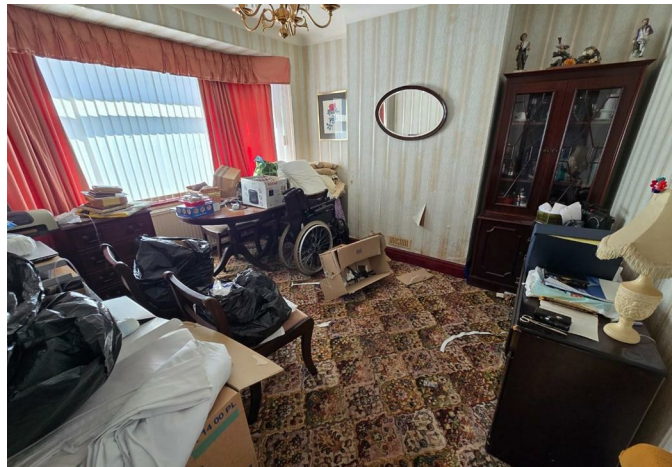
14 EASTHAM AVENUE  
Bury, BL9 5HL  
Auction Guide £140,000

# 14 EASTHAM AVENUE

## Property at a glance

- BAY FRONTED SEMI DETACHED HOME
- 3 BEDROOMS & 2 RECEPTION ROOMS
- IDEAL RENOVATION PROJECT
- DRIVEWAY, GARDENS & GARAGE

For sale via Pearson Ferrier Auctions starting Tuesday 8th September, bidding will be on the Pearson Ferrier website and you can register to bid now. A traditional bay fronted semi detached home in a popular residential location just off Walmersley road approximately 1 mile from Bury town centre, close to Clarence Park & Bury Lido. The property offers a great opportunity to developers or builders. The accommodation briefly comprises: entrance hall, lounge, separate dining room, kitchen, first floor landing, three bedrooms, bathroom and separate W.C. To the outside there are garden areas to the front and rear with a side driveway leading to the detached single garage. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.







Floor 0



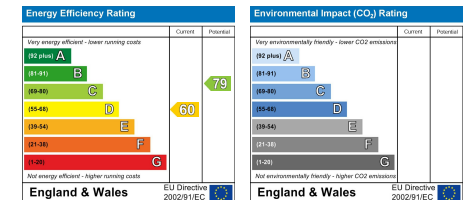
Floor 1

Approximate total area<sup>m</sup>  
75.3 m<sup>2</sup>

(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



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