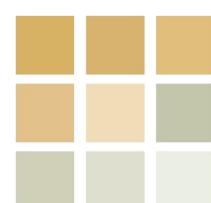




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**19 EASTHAM AVENUE  
Bury, BL9 5HL  
£180,000**

# 19 EASTHAM AVENUE

## Property at a glance

- A THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- CLOSE TO BURRS COUNTRY PARK & BURY LIDO
- GARDENS TO FRONT AND REAR
- WALMERSLEY AREA OF BURY

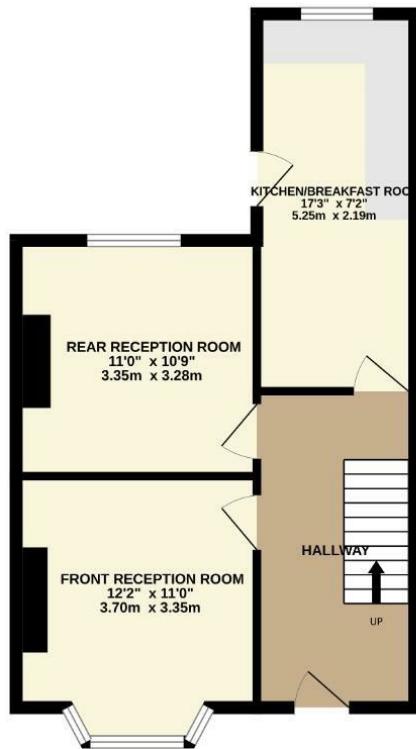
A spacious 3 bedroom semi detached home located in the Walmersley area of Bury. The property comprises three bedrooms, bathroom, W.C., lounge, dining room, breakfast/kitchen and hallway. Externally there are gardens to the front and rear. It is well placed for a wide access of local amenities including shops, schools and is a short walk away from Burrs Country Park, Clarence Park and Bury Lido. It also offers great transport links, being a short drive from the M66 motorway and within walking distance of bus routes to Bury and Ramsbottom. The property is in need of upgrading and would suit a buyer who is willing to do cosmetic works to make the property their own.

Tenure - TBC  
Council Tax - B  
EPC - On Order

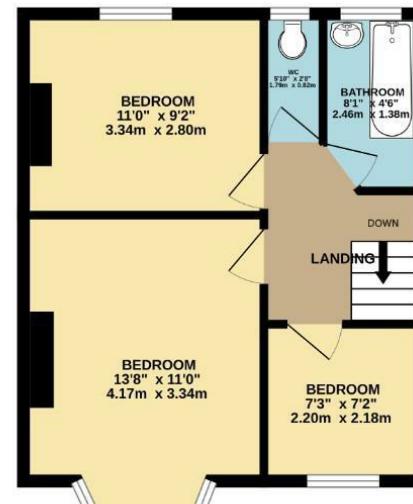




GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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