



pearson
ferrier

pearson
ferrier®



20 KINGSBURY CLOSE
Bury, BL8 1WB
Offers Over £250,000

20 KINGSBURY CLOSE

Property at a glance

- SEMI-DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- ADDITIONAL OFFICE/DRESSING ROOM
- TOTTINGTON VILLAGE
- NO ONWARD CHAIN
- IDEAL FAMILY HOME
- CLOSE TO LOCAL COUNTRYSIDE
- OFF ROAD PARKING

Well presented semi-detached house with three double bedroom + additional office situated on the on the Miller Brook development in Tottington. The location offers excellent access to Bury & Ramsbottom town centres with local shops and schools being close by yet being set in a beautiful and tranquil location with local countryside and Kirklees Nature trail being on your doorstep. In brief the property comprises of; Entrance hall, lounge, conservatory, kitchen/diner and guest w.c to the ground floor, To the first floor is a landing two double bedrooms, family bathroom and office/dressing room with stairs to the main bedroom (which is over 19ft and also benefits from an ensuite). Externally there is off road parking to the front and low maintenance garden to the rear.

Leasehold - 999 years from 1 January 2004

Ground Rent - £100 Per Year

Service Charge -£150 Per Year

EPC - C

Council tax Band -C







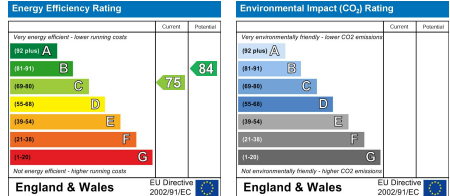
Approximate total area⁽¹⁾
100.2 m²
Reduced headroom
3.1 m²

(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



Bury Office
435/7 Walmsley 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.