



pearson  
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10 WINGATE AVENUE  
Bury, BL8 2LQ  
£345,000



# 10 WINGATE AVENUE

## Property at a glance

- SEMI-DETACHED PROPERTY
- FOUR BEDROOMS (Three double)
- STUNNING INTERIOR
- CUL-DE-SAC
- NEW ROOF FITTED 2022
- POPAULR LOCATION
- IDEAL FOR A GROWING FAMILY

Immaculately presented four bedroom semi-detached detached property located in a convenient position just off Ainsworth Road. The location offers excellent access Bury & Bolton town centres with excellent schools being close by including Chantlers Primary School and Elton High (both Ofsted Good), with local park recreational fields being on your doorstep and Elton Reservoir being only a short walk. This property really must be viewed to appreciate the current vendors attention to details, location and accommodation on offer and is ideal for a growing family. In brief the property comprises of; Entrance hall, lounge with bay window and stunning family dining/kitchen. To the first floor is a landing four bedrooms and family bathroom. The property also benefits from off road parking to the front, leading to the attached garage and garden to the rear.

Tenure -Freehold  
Council Tax Band - C  
EPC- C



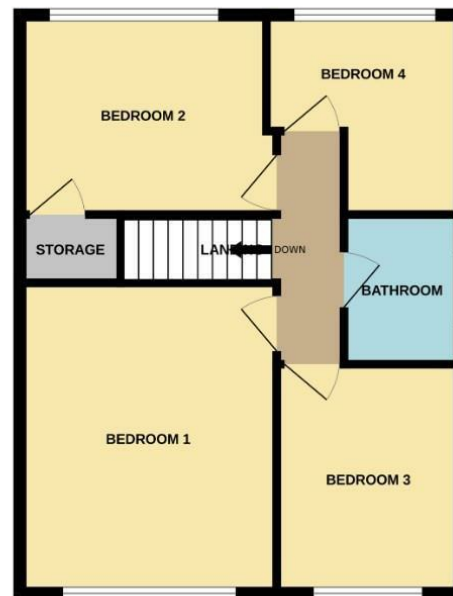




GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.

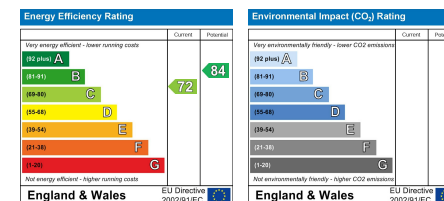


1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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 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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