



26 MOSLEY AVENUE

Bury, BL9 6PQ

Offers In The Region Of £170,000



# 26 MOSLEY AVENUE

## Property at a glance

- GARDEN FRONTED TERRACE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- CLOSE TO CLARENCE PARK & THE LIDO
- POPULAR SEEDFIELD AREA OF BURY

Deceptively spacious two bedroom, two reception rooms, extended terrace property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access and transport links to Bury town centre, with local shops and primary schools being close by with Clarence park & The Lido being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your stamp on your new home, however it does benefit from modern gas fired combination boiler and double glazing. In brief the property comprises of: Vestibule, entrance hall, lounge, sitting/dining room and extended kitchen. To the first floor are two double bedrooms and a shower room. To the property benefits from garden to the front and enclosed yard to the rear and is sold with no onward chain.

Tenure - Leasehold - 999 years (less 3 days) from 24 December 1900  
Ground Rent - £2.50 Per Year  
EPC - tbc  
Council Tax Band - B



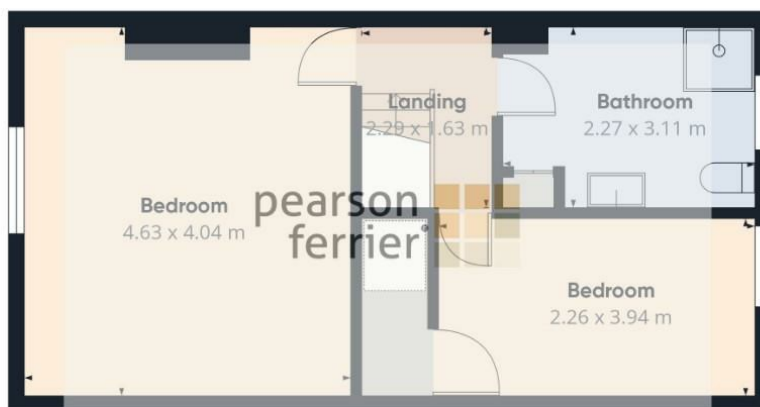








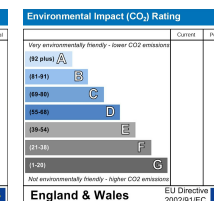
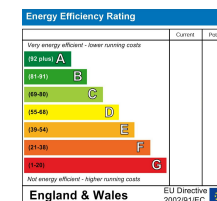
Approximate total area<sup>m</sup>  
82.6 m<sup>2</sup>



(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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