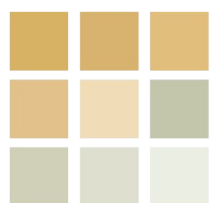




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37 HUMBER DRIVE  
Bury, BL9 6SJ  
Offers Over £200,000



# 37 HUMBER DRIVE

## Property at a glance

- MODERN SEMI-DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- IMPROVEMENT WORKS REQUIRED
- GOOD SIZED PLOT WITH WEST FACING REAR GARDENS
- HUGE POTENTIAL TO PERSONALISE TO OWN TASTE
- GARDENS FRONT AND REAR, DRIVEWAY AND GARAGE
- NO ONWARD CHAIN

A three bedroom semi-detached dormer house situated in one of the areas most distinguished housing estates, locally known as the Rivers Estate just off Walmersley Road. The location is well complimented with easy access to all good local amenities, Bury and Ramsbottom town centres, local transport links and picturesque local countryside being right on your doorstep, yet with Junction 1 M66 being only a short drive.

The property itself requires some modernisation works to bring up to current day standards, but offers huge potential for a purchase to personalise to their own tastes. There is gas central heating, fired by a Vaillant combination boiler (however we are unsure if this is operable) and there is some double glazing. The accommodation briefly comprises; entrance hall, lounge through dining room, breakfast kitchen, ground floor bedroom, ground floor bathroom, first floor landing and two double sized bedrooms. To the outside, there are front and rear gardens, with a side driveway leading to the single detached garage.

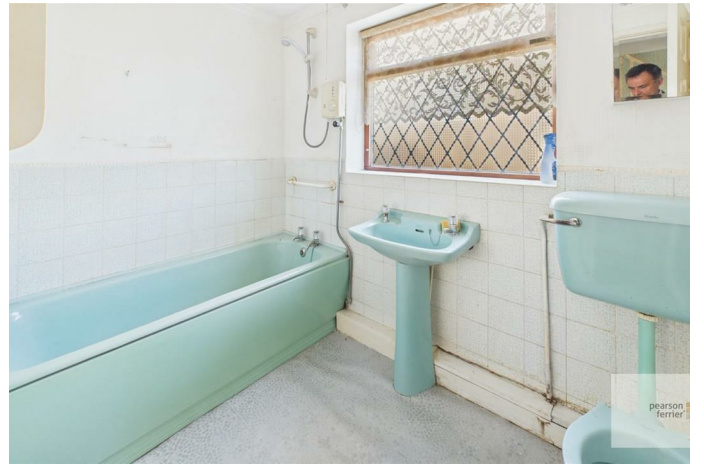
Tenure - Leasehold (lease terms with residue of 999 years remaining)

EPC Rating - D

Council Tax Banding - C









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

88.5 m<sup>2</sup>

Reduced headroom

4.2 m<sup>2</sup>

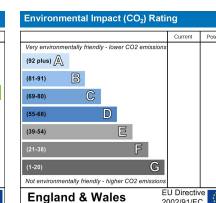
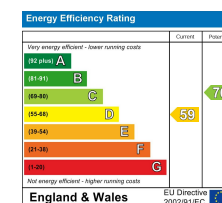
(1) Excluding balconies and terraces.

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



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