



pearson  
ferrier®



29 MILNER AVENUE

Bury, BL9 6NG

Offers In The Region Of £275,000

# 29 MILNER AVENUE

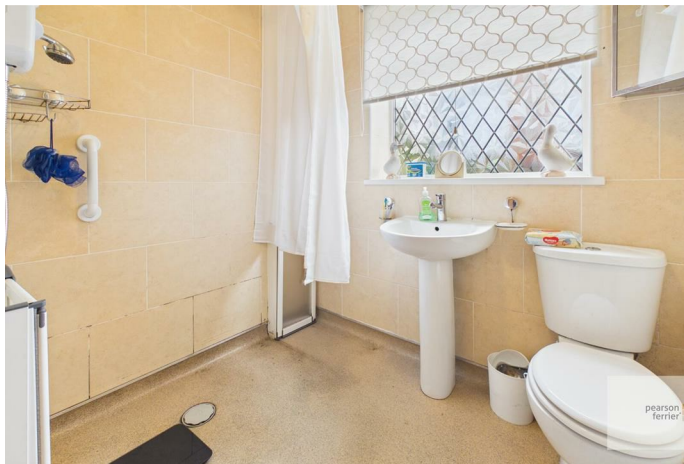
## Property at a glance

- SEMI DETACHER DORMER BUNGALOW
- THREE BEDROOMS (Two double)
- GROUND FLOOR WET ROOM
- OVER LOOKING CLARENCE PARK
- LOUNGE/DINER (over 27ft)
- TANDEM GARAGE TO THE REAR (over 32ft)
- SOLAR PANELS

Deceptively spacious FREEHOLD three bedroom dormer bungalow located approximately one mile from Bury town centre with views to the front over Clarence Park & The Lido. The location offers excellent access to Bury town centre, local primary Schools including Chesham Primary (Ofsted Good), local shops and with Clarence Park, the Lido and Chesham woods all being literally on your doorstep. The property is in need of modernisation offering the chance for you to add value & your own personal style to your new home. In brief the property comprises of: Vestibule, entrance hall, ground floor double bedroom & wet room, lounge diner (over 27ft) and kitchen. To the first floor are a further two bedrooms and additional shower room. The property benefits from solar panels and hot water heating system with gardens to three sides and spacious tandem garage providing off road parking.

Tenure - Freehold  
Council Tax Band - C  
EPC - tbc





Bury Office  
435/7 Walmersley 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.

