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41 KERSHAW STREET  
Bury, BL9 7HH  
£170,000

# 41 KERSHAW STREET

## Property at a glance

- MODERN TOWNHOUSE
- GREAT LOCATION FOR TOWN CENTRE ACCESS
- TWO DOUBLE BEDROOMS (BOTH FITTED AND MAIN ENSUITE)
- FITTED KITCHEN
- GUEST CLOAKROOM
- CONSERVATORY OFF LOUNGE
- PARKING FOR UP TO TWO CARS
- GARDEN AREA TO REAR
- GOOD ENERGY RATING

A modern mid townhouse constructed around 2012 and offering fabulous first time buyer accommodation, being within 500 meters of Bury town centre and a similar distance from the nearest motorway junction. The property is being offered for sale with the benefit of vacant possession and of course has combination gas central heating and upvc double glazing. The accommodation briefly comprises: entrance hall, guest cloakroom/w.c., lounge with conservatory off, fitted kitchen, first floor landing, two double bedrooms (both with fitted furniture and the main with three piece ensuite) and main bathroom. To the outside there is a front driveway providing off road parking for up to two cars and to the rear there is an enclosed patio garden.

Tenure - Leasehold. 250 years from 2012 with 235 years remaining.

Ground rent - tbc

Council Tax Banding - A

EPC Rating - B







Floor 0



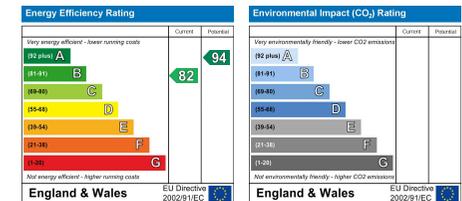
Floor 1

Approximate total area<sup>(1)</sup>  
64.1 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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