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23 BURNS AVENUE
Bury, BL9 9RE
Offers Over £180,000

23 BURNS AVENUE

Property at a glance

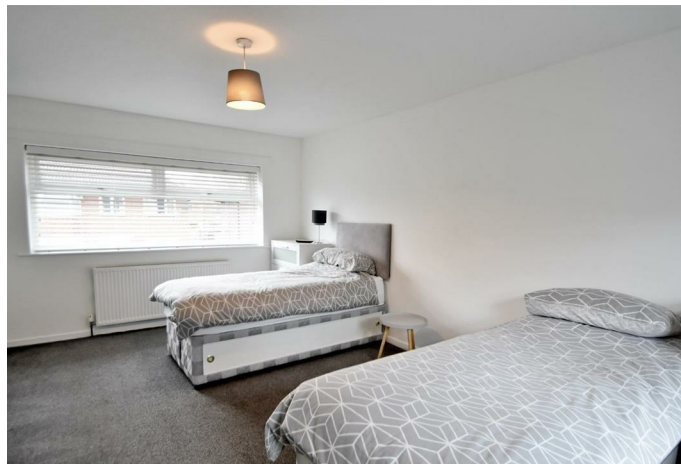
- FREEHOLD SEMI DETACHED HOME
- GREAT LOCATION JUST SOUTH OF BURY CENTRE
- TWO BEDROOMS (COULD EASILY BE THREE)
- POTENTIAL TO EXTEND & CREATE DOUBLE DRIVEWAY
- COMBINATION HEATING
- UPVC DOUBLE GLAZING
- GROUND FLOOR W.C.
- GOOD SIZED GARDENS
- BLOCK BUILT STORAGE/SUMMERHOUSE

A FREEHOLD semi detached property located on Burns Avenue approximately 1 mile on the south side of Bury town centre. The accommodation was improved some years ago and despite a number of chattels remaining at the property (to be cleared by the vendor) it is still a very modern and well fitted home. The property is positioned on a good sized plot and there is a good deal of potential to extend the accommodation and create a double driveway (if required and subject to approvals). With combination gas fired central heating and Upvc double glazing the accommodation briefly comprises: entrance hall, lounge, dining kitchen with a fully range of appliances, ground floor w.c., first floor landing, two bedrooms (could easily convert to three) and three piece bathroom with shower. To the outside there are gardens to the front and rear together with a purpose built storage shed/summerhouse with power and light installed.

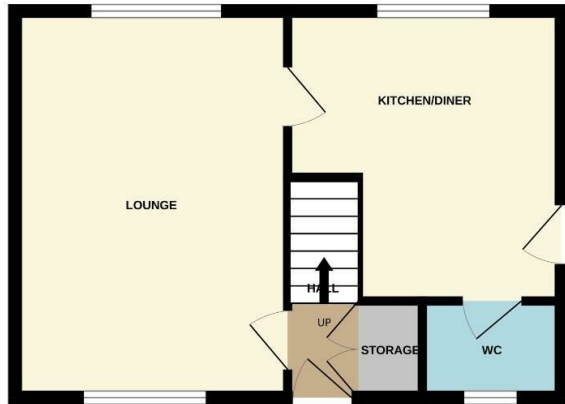
The photographs of the property were taken in 2022.

Tenure - Freehold
EPC Rating C
Council Tax Band A

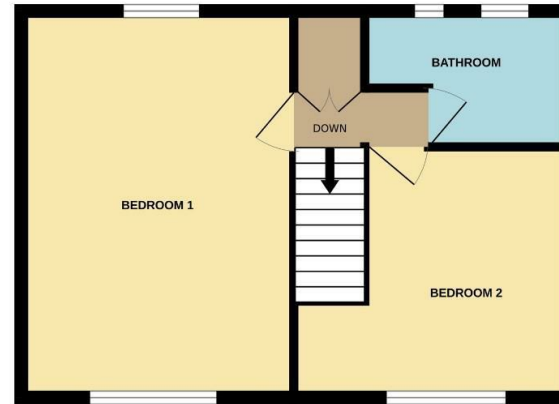




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

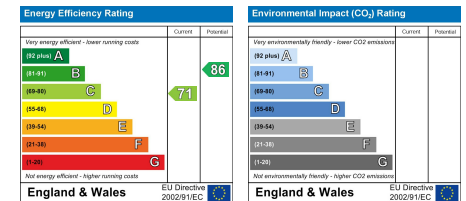


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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