



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Wesley Street, Tottington, Bury
- 3 Bedroom, Semi-Detached Family Home
- Good Size, Modern Living
- Well Presented Throughout
- Rear Garden With Attractive Outlook, Secure Parking Spcae
- Ideally Located In The Heart Of Tottington
- VIEWING HIGHLY RECOMMENDED - By Appointment Only
- Contact Us NOW To View

9A, Wesley Street, Bury, BL8 3NW

**£250,000**  
 Offers Over



9A, Wesley Street, Bury, BL8 3NW

REDUCED FOR QUICK SALE - 3 BEDROOM SEMI-DETACHED HOME WITH OFF ROAD PARKING SPACE, WELL PRESENTED THROUGHOUT, IDEALLY LOCATED IN THE HEART OF TOTTINGTON - Good Size Living Space, Rear Garden With Nice Outlook, Conveniently Positioned - VIEWING HIGHLY RECOMMENDED, Contact Us NOW To View!!!



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Wesley Street, Tottington, Bury, is a 3 bedroom, semi-detached home which is well presented throughout. With the great advantage of a private off road parking space, this property also has a low maintenance garden to the rear, with an attractive outlook over the adjacent church and churchyard. Conveniently located in the heart of Tottington, the property also gives good access to a great range of nearby amenities, as well as transport and commuter connections to surrounding destinations. This is an ideal family home with good modern construction and as such, viewing here is most highly recommended - contact us now to view.

Internally, this property briefly comprises: Entrance Hall, Downstairs WC, Lounge with Under Stairs Store, Dining Kitchen. Off the first floor Landing are Bedrooms 1-3, the Bathroom and Store. Externally, to the rear of the property is a lovely Rear Garden with an attractive outlook overlooking the adjacent church and churchyard. Designated secure parking, via electronically controlled gates, in grounds of neighbouring converted church school

This lovely home is ideally located within easy reach of Bury town centre, local shops, schools, and transport links, offering both comfort and convenience and as such, early viewing is recommended to avoid disappointment.

Hall 6'7" x 7'0"

WC 4'9" x 6'8"

Lounge 16'5" x 11'3"

Kitchen/Dining Room 11'2" x 10'11"

Store Room 6'4" x 3'1"

Landing 10'5" x 9'4"

Bedroom 1 9'7" x 11'7"

Bedroom 2 10'6" x 7'8"

Bedroom 3 6'7" x 8'4"

Bathroom 5'9" x 10'10"

Store & Boiler Cupboard 5'9" x 2'10"

Rear Garden

Parking

Agents Notes

Disclaimer

