



Farrow & Farrow

ESTATE & LETTING AGENTS



- Cornfields Close, Walmersley, Bury
- 3 Bedroom, Semi-Detached Family Home
- Great Position Adjacent To Open Country
- Gardens Front & Rear Plus Off Road Driveway Parking
- 3 Reception Spaces Plus Ground Floor Bedroom 3
- Conveniently Located For Bury Town Centre & Local Amenities
- NO CHAIN DELAY - Contact Us NOW To View
- Viewing Highly Recommended - By Appointment Only

23, Cornfield Close, Bury, BL9 6XB

£250,000

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***** NEW ***** - 3 BEDROOM, SEMI-DETACHED HOME IN GREAT POSITION, WITH DRIVEWAY PARKING, GARDENS & OPEN ASPECTS - Great Position Bordering Countryside To Rear, Good Size Accommodation With Multiple Reception Spaces, Downstairs Bedroom 3 / 2nd Lounge, Public Transport & Local Amenities Easily Reached - NO CHAIN DELAY - Contact Us NOW To View.



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

Cornfield Close, Walmsley, Bury, is a 3 bedroom, semi-detached home which benefits from a Conservatory to the rear and a downstairs Bedroom 3 / 2nd Lounge too. With a total of 3 reception spaces, in addition to the ground floor bedroom, the property also has good outdoor space. Border countryside aspects to the rear, the property has a good size lawned Front Garden and off road Driveway Parking, with a paved Rear Patio and lawned Lower Rear Garden as well. The property enjoys a great position, in a location which offers easy access to transport links and local amenities, while also having the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY. Viewing here is available now and is highly recommended - Contact Us NOW To View

Internally, this property briefly comprises: Entrance Porch with Store, Lounge, Kitchen, Dining Room, Conservatory, downstairs Bedroom 3 / 2nd Lounge. Off the first floor Landing are Bedrooms 1 & 2 and the Shower Room. Externally, the property offers a good size, lawned Front Garden and off road Driveway Parking, with a paved Rear Patio from the Conservatory, leading to a further lawned Rear Garden with lovely open aspects beyond.

Situated bordering open land to the rear and with open aspects, the property occupies a position which gives good access to Walmsley Road, transport links and local amenities. Bury town centre is just 2.5 miles away, with full town centre facilities and great connections to Manchester, Bolton and beyond.

Porch 4'5" x 4'1"

Lounge 16'8" x 12'7"

Kitchen 6'11" x 12'8"

Dining Room 10'2" x 6'8"

Conservatory 12'9" x 7'4"

Bedroom 3 / 2nd Lounge 13'5" x 6'8"

Landing 7'10" x 7'4"

Bedroom 1 9'1" x 12'7"

Bedroom 2 6'11" x 12'7"

Shower Room 7'10" x 4'11"

Front Garden

Front Driveway

Rear Patio

Lower Rear Garden

Agents Notes

Disclaimer

