

pearson ferrier®

29 MILNER AVENUE

Bury, BL9 6NG

Offers Over £250,000

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 - D





















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[1]

135.7 m²

Reduced headroom

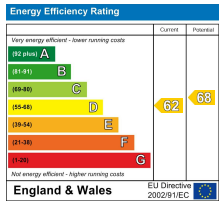
5.9 m²

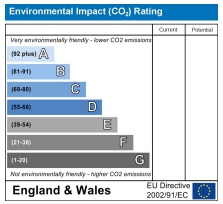
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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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