

3 Bedroom Semi-Detached for Sale - £174,995

Lomond Drive, Bury, Lancs, BL8 1UL



KEY FEATURES

- MODERN SEMI DETACHED PROPERTY • OFFERED WITH VACANT POSSESSION • THREE BEDROOMS • MODERN HIGH GLOSS KITCHEN • GAS CENTRAL HEATING • DOUBLE GLAZING • DRIVEWAY • WELL PROPORTIONED REAR GARDEN WITH PATIO • GOOD SIZED LOUNGE • POPULAR LOCATION

Description

**** A WELL PRESENTED AND WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED PROPERTY LOCATED IN A POPULAR LOCATION/NO CHAIN****

A VIRTUAL TOUR IS AVAILABLE FOR THIS PROPERTY VIA WHATSAPP. PLEASE CONTACT OUR OFFICES TO REQUEST THIS.

We are delighted to receive instructions to offer for sale this well presented and well proportioned semi-detached property located in the popular area of Woolfold.

Heated with gas fired central heating and with UPVC double glazing throughout, the property offers entrance hallway, good sized family lounge, newly fitted modern kitchen with appliances and dining area, three bedrooms (two double) and family bathroom suite.

The property offers great outside living space. To the front, the property has a driveway for off road parking for 2/3 cars and to the rear, the property has an enclosed rear garden with good sized patio area leading to shed with power. The garden is south facing.

This is a ideal property for the first time buyer or growing family.

Accommodation:

Entrance Hallway:

Lounge: 15' x 12'2 (4.57m x 3.70m)

Dining Kitchen: 15'4 x 7'10 (4.67m x 2.38m)

Bedroom 1: 12'4 x 8'9 (3.75m x 2.66m)

Bedroom 2: 10'10 x 8'9 (3.30m x 2.66m)

Bedroom 3: 7'6 x 6'4 (2.59m x 1.93m)

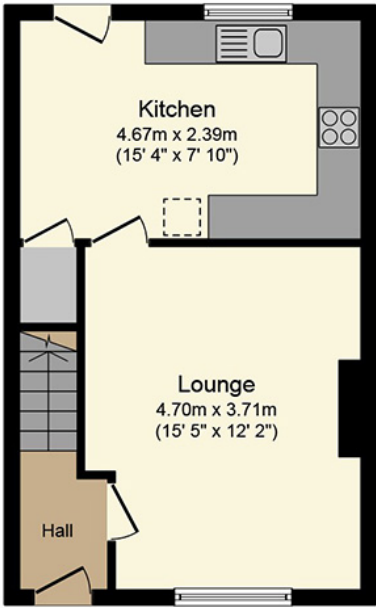
Bathroom: 9'2 x 6'3 (2.79m x 1.90m)

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.

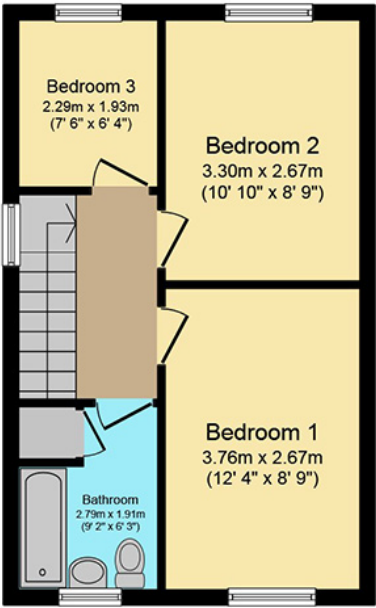






Ground Floor

Floor area 36.4 sq. m. (392 sq. ft.) approx



First Floor

Floor area 36.4 sq. m. (392 sq. ft.) approx

Total floor area 72.8 sq. m. (784 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		