

## 3 Bedroom Semi-Detached for Sale - £189,950

Pembroke Drive, Bury, Lancashire, BL9 9LF



### KEY FEATURES

- SEMI-DETACHED PROPERTY • LOCATED ON LARGE CORNER PLOT • ESTABLISHED RESIDENTIAL AREA • SCOPE FOR DEVELOPMENT • UPGRADING REQUIRED • THREE BEDROOMS • OPEN PLAN LIVING TO GROUND FLOOR • GAS CENTRAL HEATING • GARDENS TO THREE SIDES • AMPLE PARKING



## Description

**\*\* A WELL PROPORTIONED SEMI-DETACHED PROPERTY LOCATED ON CORNER PLOT IN AN ESTABLISHED RESIDENTIAL AREA. EXCELLENT POTENTIAL FOR REDEVELOPMENT\*\***

We are delighted to offer for sale this semi-detached property located in an established residential area, close to local schools, amenities and transport networks. We expect interest in this property to be high.

Situated on a large corner plot with gardens to three sides and ample parking, the property affords an ideal opportunity for redevelopment and requires upgrading.

Heated by gas fired central heating, the property comprises of front porch opening to the well proportioned open plan ground floor living accommodation with stairs to first floor, large floor to ceiling windows to the rear overlooking the rear garden and a separate fully fitted kitchen. From the first floor landing, the property has three bedrooms and a well proportioned wet room (which is accessible from the main bedroom and hallway) with pedestal wash hand basin, low level w.c. and shower.

The plot has excellent potential for extension (subject to relevant planning permissions). Purchasers are advised to take the relevant legal advice on this matter.

Please contact our offices for details of the Energy Performance Certificate.  
Viewing of the property is strictly by appointment with our office on 01204 88 2368.

### Accommodation:

Entrance Porch

Open plan lounge/Dining: 20'10 x 16'7 (6.35 x 5.05m)

Kitchen: 7'9 x 7'1 (2.36 x 2.16m)

Main Bedroom: 11'0 x 10'10 (3.35 x 3.30m)

Bedroom 2: 11'0 x 9'8 (3.35 x 2.95m)

Bedroom 3: 6'9 x 6'7 (2.06 x 2.01m)

Wet room: 7'3 x 5'4 (2.21 x 1.63m)

### Fixtures and Fittings

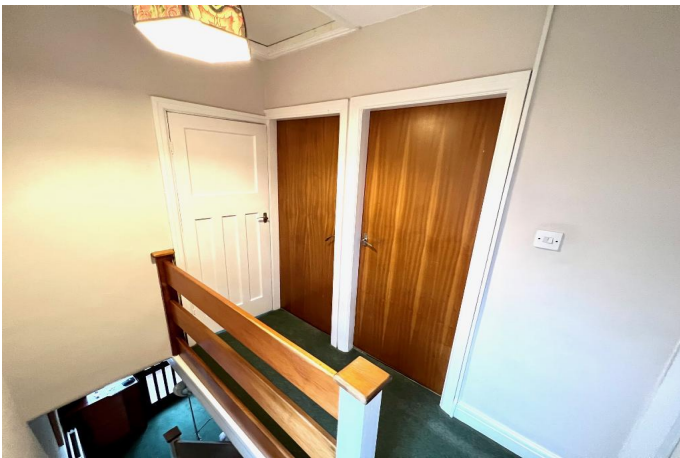
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases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







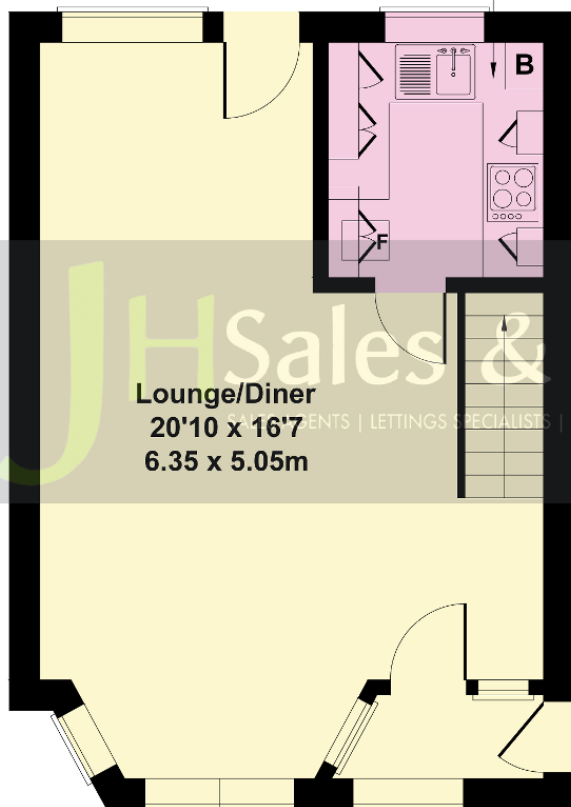




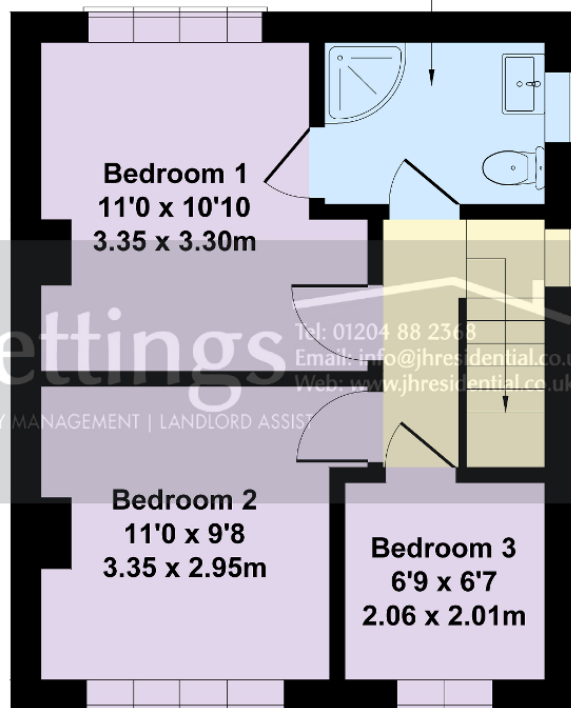
Approximate Gross Internal Area  
744 sq ft - 69 sq m

Kitchen  
7'9 x 7'1  
2.36 x 2.16m

Jack & Jill  
Shower Room  
7'3 x 5'4  
2.21 x 1.63m



Lounge/Diner  
20'10 x 16'7  
6.35 x 5.05m



Bedroom 1  
11'0 x 10'10  
3.35 x 3.30m

Bedroom 2  
11'0 x 9'8  
3.35 x 2.95m

Bedroom 3  
6'9 x 6'7  
2.06 x 2.01m

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.