



Woodfield Avenue, Bury
£290,000 Freehold

**Sharman
Quinney**

Key Features



- Village Location
- Recently Decorated Throughout
- New Flooring Throughout
- Landscaped Front Garden
- Generous 24 Foot Lounge/Diner

Ground Floor

Entrance Porch
Leading to;

Entrance Hall
Leading to;

Lounge/Diner
Dual aspect windows to front and rear.

Kitchen
Fitted with a matching range of base and eye-level units with window to rear and door leading to the Garden.

First Floor



Master Bedroom

Built-in wardrobes with window to front.

Bedroom 2

Window to rear.

Family Bathroom

Fitted with a three-piece suite, and comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3

Window to front.

Outside

Boasting a generous corner plot, the front of the property has been landscaped to offer a large driveway and enables parking for multiple cars. The front of this home also offers laid lawn to front.

The private rear enclosed garden offers a spacious seated patio area with Pergola and laid lawn to rear.

Garage

Up and over door with window to side.

Workshop

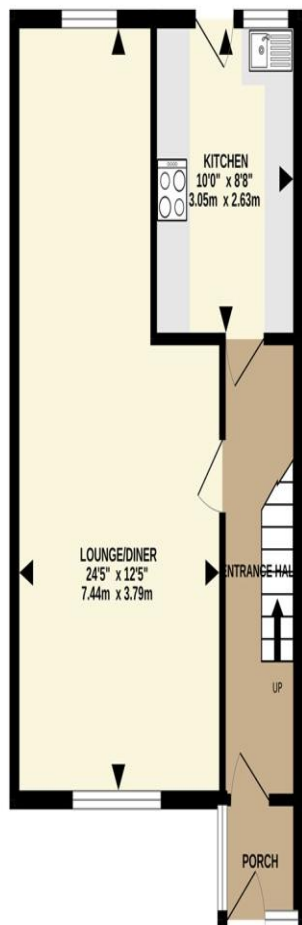
Versatile space with two windows to side.

Agent Notes

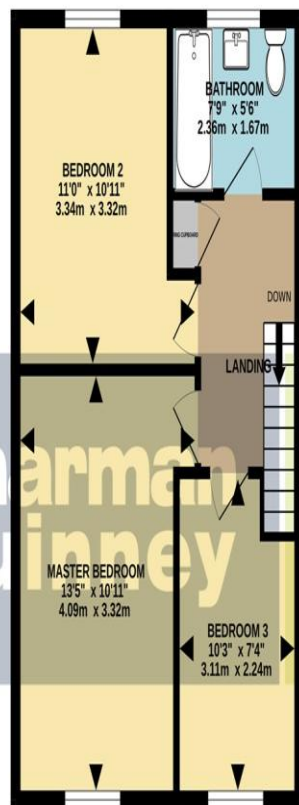
Please note that the AML fee covers the costs of



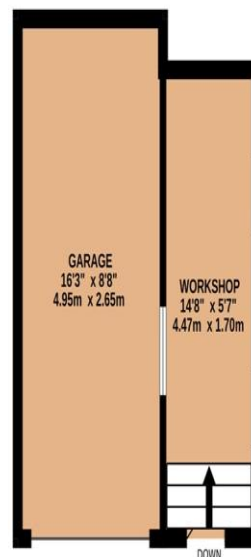
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



GARAGE/WORKSHOP
223 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01487 710345

Selling your property?

Contact us to arrange a **FREE** home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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