



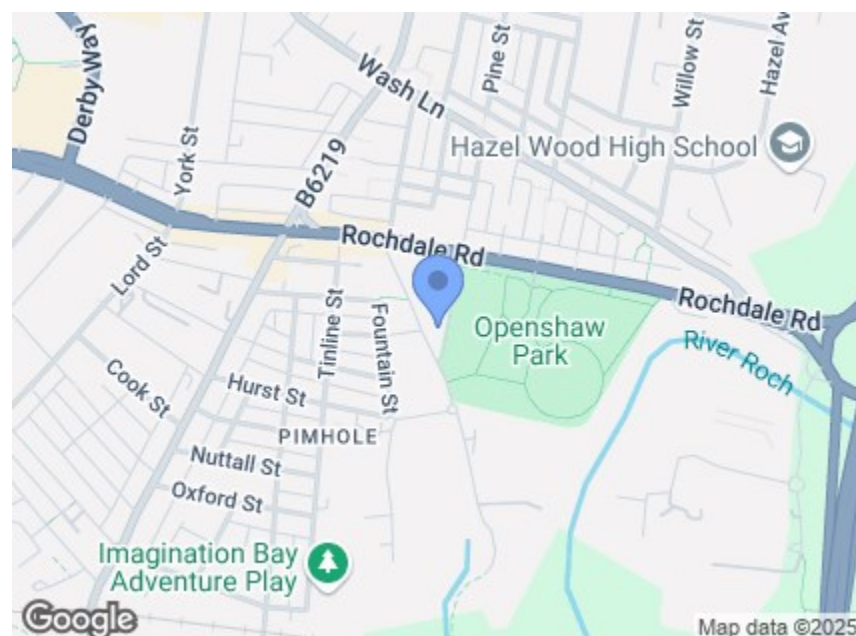
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GROSS INTERNAL AREA
TOTAL: 75 m²/808 sq ft
GROUND FLOOR: 36 m²/384 sq ft, FIRST FLOOR: 39 m²/424 sq ft
EXCLUDED AREAS: GARAGE: 11 m²/122 sq ft, PORCH: 1 m²/10 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

What three words - ///always.jazz.moon Postcode - BL9 7EY

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85		
66			

15 Pimhole Road
Bury, BL9 7EY

Price guide £225,000



- A welcoming three-bedroom semi-detached house that combines comfort and convenience
- Modern kitchen with ample storage, offering everything needed for everyday cooking and baking
- Family bathroom on the upper level, completing the practical layout of the home
- Pleasant residential location with nearby amenities, transport links, and leisure facilities
- Bright and airy living space flowing into a well-proportioned dining area for mealtimes or entertaining
- Three generously sized bedrooms upstairs, providing flexibility for various needs
- Garage offering valuable storage or secure parking, plus neat front and rear gardens
- Reputable schools and straightforward commutes to neighbouring towns and city centres for a well-connected lifestyle

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

15 Pimhole Road , Bury, BL9 7EY

****WELL PRESENTED THREE BEDROOM SEMI DETACHED**DRIVEWAY PARKING, GARAGE & YARD TO REAR**** Pimhole Road is a welcoming three-bedroom semi-detached house that offers both comfort and convenience for a growing family. Stepping inside, you are greeted by a bright and airy living space that flows naturally into a well-proportioned dining area, perfect for mealtimes or entertaining. The kitchen, fitted with modern units and ample storage, provides everything needed for everyday cooking and baking.

Upstairs, three generously sized bedrooms offer flexibility for sleeping arrangements, home offices, or playrooms, while a family bathroom completes the upper level. A garage provides valuable additional storage or secure parking, and the property's external space includes a neat front garden and a rear garden that is well-suited for outdoor activities or relaxation.

Located in a pleasant residential area, Pimhole Road benefits from a range of nearby amenities and transport links, ensuring that daily conveniences are close at hand. The local community enjoys easy access to shops, cafés, and leisure facilities, as well as green spaces ideal for walks and family outings. Reputable schools in the vicinity and straightforward commutes to neighbouring towns or city centres make this location attractive for professionals, families, and anyone seeking a balanced and well-connected lifestyle.

Open Plan Living Room

Double glazed window to front elevation, centre ceiling light, laminate wood flooring, gas central heating radiator, leading into open plan dining area and stairs to first floor



Dining Room

Double glazed french doors to rear, opening out to rear garden, centre ceiling light, coving, gas central heating radiator, open plan to living room and access to kitchen



Kitchen

Double glazed window to rear elevation, fitted with a range of wall and base units with complimentary worktops, inset sink and mixer tap, four ring gas hob with integrated oven, extractor fan above, space for fridge freezer and plumbed for washing machine, inset spots, gas central heating radiator, laminate flooring, cupboard housing combi boiler, access to rear garden through uPVC door.



Bedroom One

Double glazed window to rear elevation overlooking the country park, centre ceiling light, gas central heating radiator, coving.



Bedroom Two

Double glazed window to front elevation, gas central heating radiator, centre ceiling light, coving



Bedroom Three

Double glazed window to rear elevation, gas central heating radiator, centre ceiling light, coving



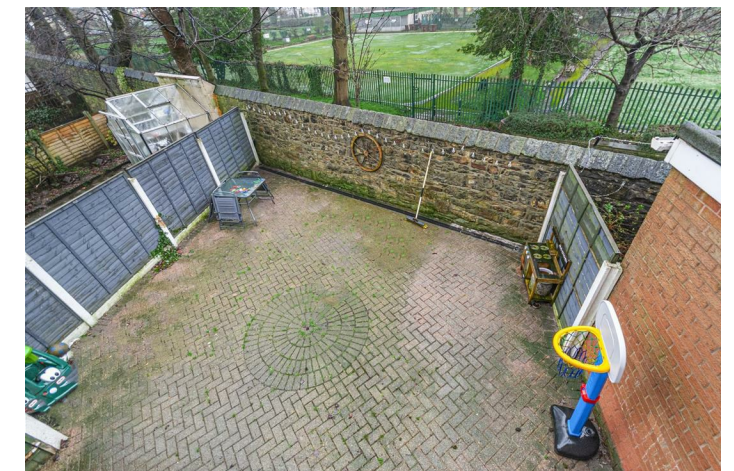
Bathroom

Opaque double glazed window to front elevation, fitted with a three piece suite, comprising of low level wc, hand was basin, walk in shower, fully tiled walls, tiled floor, inset spots, chrome heated towel rail.



Rear Garden

Private enclosed rear yard with block paving.



Driveway and Garage

Blocked paved and space for two vehicles. Access to garage with up and over door.

Tenure - Leasehold
Council Tax - Bury band C