



**79 Redvales Road, BL9 9PS**

**£109,950**

- Semi Detached
- Gas Central Heating
- Gardens to Front & Rear
- Convenient Location
- E.P.C. Rating ' D '
- Three Bedrooms
- Double Glazing
- Conservatory to Rear
- Vacant Possession



A well proportioned three bedroom semi detached property situated in a pleasant and established residential area well placed for access to Bury Town centre and it's amenities. The property does require some modernisation but offers excellent potential.

### ENTRANCE HALL

### LOUNGE

14'10" x 10'5" (4.52m x 3.18m)

Living flame gas fire set in feature fire surround with marble back and hearth. Laminate flooring



### ADDITIONAL PHOTOGRAPH



### DINING KITCHEN

15'5" x 9'7" (4.70m x 2.92m)

Range of fitted wall and base units incorporating inset stainless steel sink unit Complementary worksurfaces and splashback tiling. Ceramic tiled floor.





**ADDITIONAL PHOTOGRAPH**



**CONSERVATORY**

9'4" x 8'7" (2.84m x 2.62m)

Laminate flooring.



**FIRST FLOOR**

**LANDING**

Loft Access.

**BEDROOM 1**

12'9" x 9'0" (3.89m x 2.74m)

Range of fitted wall to ceiling mirrored robes.



## BEDROOM 2

9'3" x 8'11" (2.82m x 2.72m)



## BEDROOM 3

9'0" x 6'3" (2.74m x 1.91m)



## BATHROOM

5'11" x 5'5" (1.80m x 1.65m)

Three piece white suite comprising panelled bath with electric shower over bath, hand washbasin and low level w.c. Complementary part tiled walls. Laminate flooring.

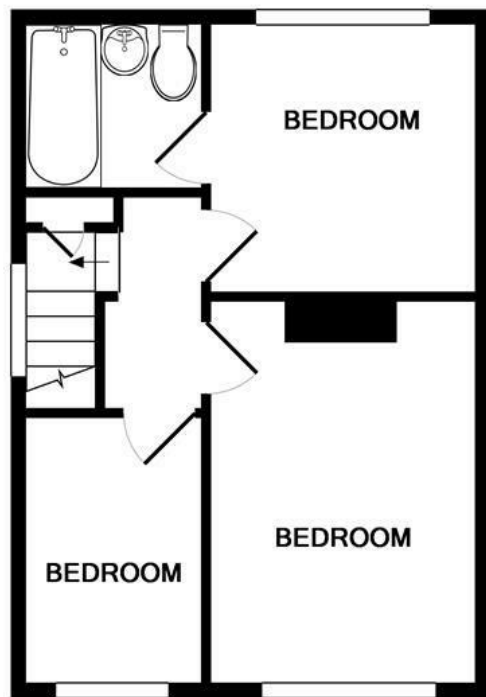
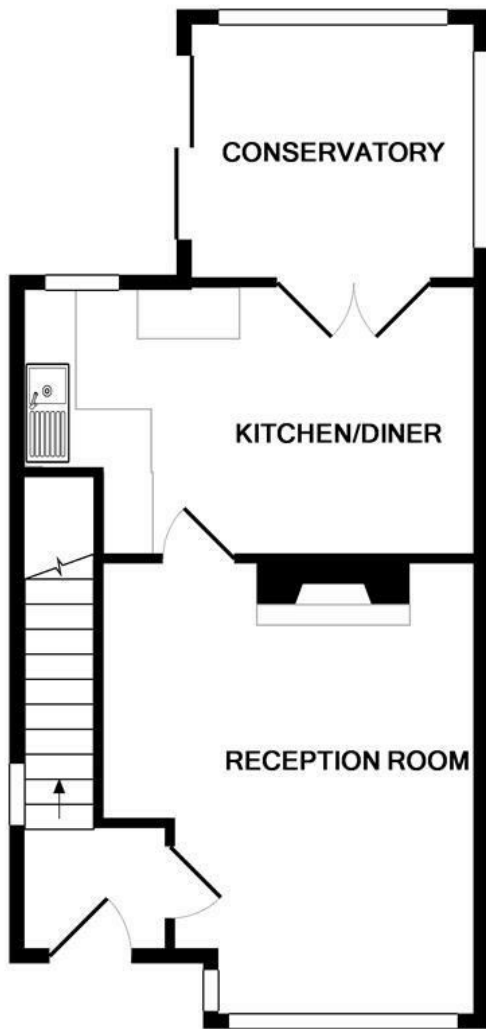


## OUTSIDE

Garden to front with driveway providing off road parking. Generous sized garden to rear with patio area.

## VIEWINGS

By Telephone Appointment with our office on 01204 88 6216



1ST FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 424 SQ.FT.  
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	<b>80</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>58</b>	<b>76</b>
England & Wales	EU Directive 2002/91/EC