



TAM THOMAS MORRIS

4 Pound Road, Bury, PE26 2LB

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Offers in Excess of: £200,000 Freehold

Pound Road, Bury, PE26 2LB

- No Onward Chain
- Three-Bedroom Semi Detached
- Cul De Sac Location
- Ideal for First Time/Investment Buyers
- Garage and Driveway
- Close to Schools and Amenities
- Cloakroom
- Gas Central Heated & Double-Glazed Windows
- Freehold
- Energy Rating 65/D

A three-bedroom home offering spacious accommodation throughout. The ground floor comprises an entrance hall, cloakroom, bright dual-aspect lounge/diner with sliding doors to the garden, and a fitted kitchen with side access.

Upstairs are three bedrooms, including a principal bedroom to the front and a third bedroom with built-in storage, alongside a family bathroom.

Outside, the property benefits from a generous driveway providing off-road parking for multiple vehicles, a lawned front garden, and a private enclosed rear garden featuring patio seating areas and a lawn. The garage benefits from power, lighting, and an up-and-over door.



Accommodation

Entrance Hall

Cloakroom 2'8" x 4'7" (0.81m x 1.4m).

Kitchen 7'11" x 9'10" (2.41m x 3m).

Living/Dining Room 8'11" x 24'5" (2.72m x 7.44m).



Landing

Bedroom One 9'11" x 13'6" (3.02m x 4.11m).

Bedroom Two 10'5" x 11'1" (3.18m x 3.38m).

Bedroom Three 7' x 9'10" (2.13m x 3m).

Bathroom 6'7" x 5'5" (2m x 1.65m).

Garden

Garage 8'3" x 16'1" (2.51m x 4.9m).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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