



## 4 Alder Avenue Bury, BL9 7LX

Offering great development potential, this two double bedroom property with gardens front and back is ideal for the growing family or an investor. Internally comprising; entrance hall with stairs to the first floor, lounge with log burner fire, dining kitchen and conservatory. The first floor has 2 double bedrooms and the bathroom. There is a garden to the front and driveway to the side leading to the large garden to the rear. Double glazed windows, and heated by the gas fired combi boiler with radiators in each room.

**2 Double bedrooms**

**Dining kitchen**

**Fitted bathroom**

**Driveway**

**Gardens**

**Conservatory**

**Ideal for investor / handyman**

**FREEHOLD**

**£125,000**

### Lounge 11' 0" x 13' 2" (3.36m x 4.02m)

Log burner fire.

### Kitchen/Diner 8' 6" x 16' 6" (2.60m x 5.04m)

Fitted base and wall cabinets. Plumbed for automatic washing machine and dishwasher. Integrated oven and hob. Space for dining table. under stairs storage currently housing the condenser dryer. Patio doors to the conservatory.

### Conservatory 10' 3" x 8' 10" (3.13m x 2.69m)

Generous conservatory with French doors leading to the garden.

### Bedroom 1 11' 0" x 13' 3" (3.36m x 4.04m)

Double bedroom to the front elevation with fitted wardrobes/storage.

### Bedroom 2 8' 6" x 10' 4" (2.59m x 3.14m)

Double bedroom to the rear elevation. Cupboard with combi boiler.

### Bathroom 5' 5" x 5' 10" (1.66m x 1.79m)

Bathroom fitted with wash hand basin, w/c and panel bath with shower above

### Rear Garden

Large paved garden with garage and shed.

### Front garden

Block paved driveway with gated access to the rear. Lawned garden.

### First Floor Landing

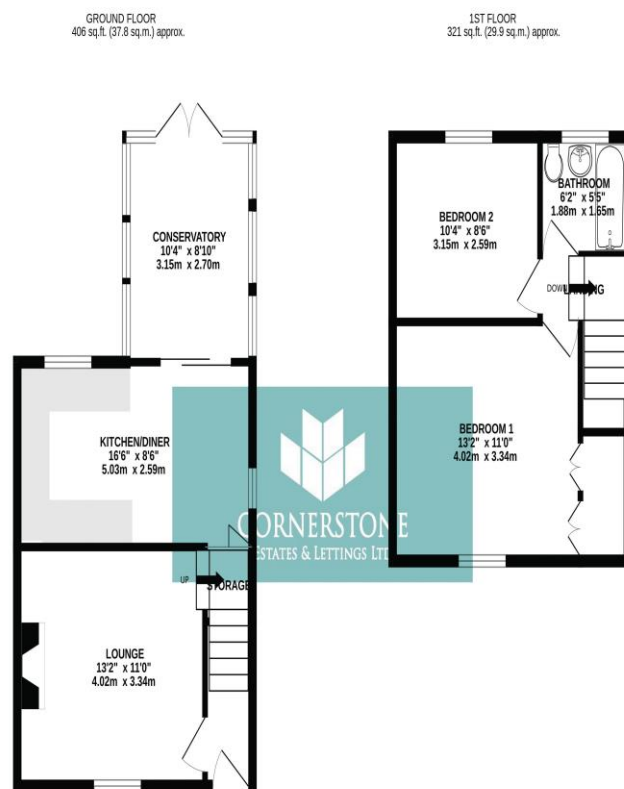
Giving access to all first floor rooms and the loft. Window to the side.

### Mortgage advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

### Investors / Landlords

Please speak to our Lettings Department to get a valuation of this property to let. Get advice on growing your portfolio, protecting your investment and learn about our various bespoke landlord services, including guaranteed rent.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

4, Alder Avenue  
BURY  
BL9 7LX

Energy rating

**D**

Valid until: **11 March 2027**

Certificate number: **9708-6034-7237-5403-5990**

Property type

Semi-detached house

Total floor area

63 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		