



pearson  
ferrier®



945 MANCHESTER ROAD  
Bury, BL9 8DN  
£565,000



# 945 MANCHESTER ROAD

## Property at a glance

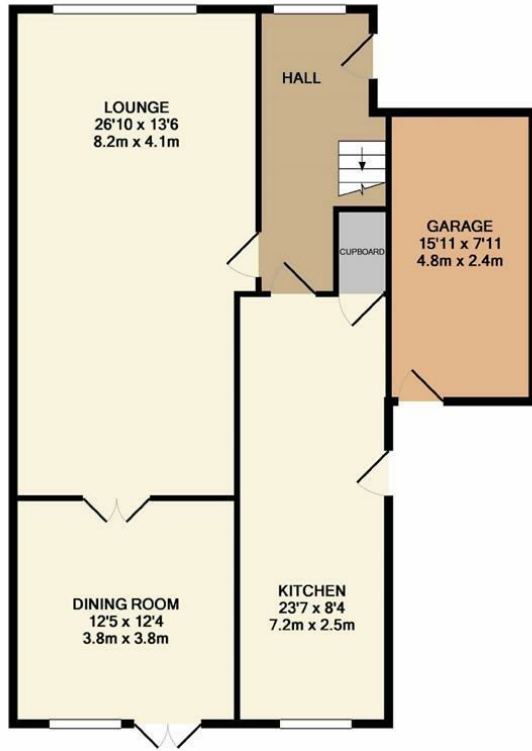
- MATURE SEMI DETACHED
- PROMINENT LOCATION
- EXCELLENT TRANSPORT LINKS
- FOUR BEDROOMS + LOFT ROOM
- EXTENDED TO GROUND FLOOR
- BEAUTIFULLY FINISHED & RECENTLY UPGRADED
- EXTENSIVE REAR GARDENS
- DRIVEWAY & GARAGE

A beautifully presented and surprisingly spacious FRESHOLD mature semi detached property in one of our regions most prominent locations on Manchester Road, more or less midway between Bury and Whitefield town centres. The property is a short walk to a handy parade of shops and within 5 minutes of a number of highly regarded schools, Manchester City centre is only 15 minutes drive (depending on the time of day) and all major north west towns are accessible from the motorway system with junctions at both Pilsworth & Whitefield. Our vendors are to be congratulated on the presentation of their home throughout. Much work has been carried out over the last two years and the property provides adaptable accommodation over two floors with the potential to convert the loft room into a more useable space is required. The property is extended to the rear at ground floor level and this has created a fabulous home and great entertaining space. With gas central heating and upvc double glazing the accommodation briefly comprises: Open storm porch, inner hall with glazed balustrade, dining kitchen, lounge, dining room, first floor landing, four bedrooms (guest bedroom with ensuite shower room) principal family bathroom and loft access with pull down ladder. To the outside there are low maintenance gardens to the front which are block paved to provide on site parking which leads up to the garage. To the rear there is a recently laid Indian Stone patio area and extensive rear lawned garden with well established and stocked flower beds. The property is protected by CCTV accessible from a mobile device and there is video entry system for the front door.

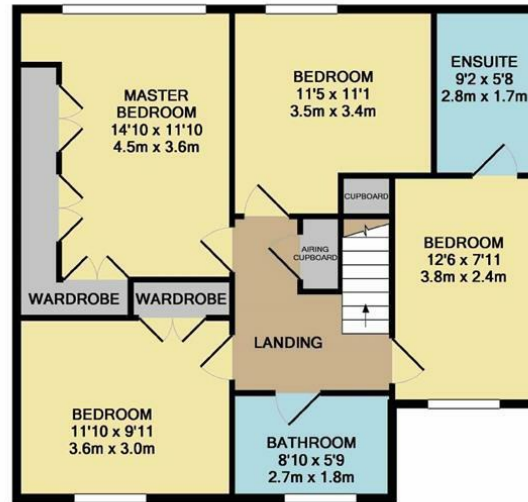








GROUND FLOOR  
 APPROX. FLOOR  
 AREA 932 SQ.FT.  
 (86.6 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1886 SQ.FT. (175.2 SQ.M.)  
 Made with Metropix ©2018



1ST FLOOR  
 APPROX. FLOOR  
 AREA 727 SQ.FT.  
 (67.5 SQ.M.)



LOFT ROOM  
 APPROX. FLOOR  
 AREA 228 SQ.FT.  
 (21.2 SQ.M.)

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-6) D			
(39-54) E				(E3-5) E			
(21-38) F				(F1-3) F			
(1-20) G				(G1-2) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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