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3 WEST DRIVE  
Bury, BL9 5DN

Offers In The Region Of £325,000

# 3 WEST DRIVE

## Property at a glance

- PERIOD BAY FRONTED SEMI DETACHED
- PRIME RESIDENTIAL LOCATION
- FABULOUS MATURE GARDENS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FOUR PIECE CONTEMPORARY BATHROOM
- UPVC DOUBLE GLAZING & GAS HEATING
- GREAT POTENTIAL TO EXTEND
- DETACHED TANDEM GARAGE

A substantial period bay fronted semi detached property located on West Drive in Bury approximately half a mile from the town centre and roughly 1.5 miles to the nearest motorway junction. West Drive forms part of the original grounds to Seedfield House, a mansion house built for a wealthy industrialist during the early 19th century. The properties on The Drive and West Drive were constructed during the early 1930s and number 3 West Drive retains a good deal of the originality and features of the era. The property occupies a great sized plot and offers huge potential to extend the accommodation either to the side, rear or both (if required). The mature rear gardens need to be seen to be appreciated! With gas central heating and upvc double glazing the accommodation briefly comprises: Entrance porch, inner hall with original staircase to the first floor, front sitting room/dining room, rear lounge, dining kitchen, first floor landing, three bedrooms (the main with ensuite shower room) and fabulous four piece bathroom with separate shower. To the outside there are gardens to the front and rear and a side driveway leading to the 7 meter long detached garage.

Tenure - Leasehold for the residue of 999 years from 1932  
Ground Rent £5 per annum  
Council Tax Band D  
EPC Rating tbc





Bury Office  
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

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