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28 ALNWICK DRIVE
Bury, BL9 8BZ
£570,000

28 ALNWICK DRIVE

Property at a glance

- MAGNIFICENT FREEHOLD DETACHED HOME
- CONVENIENT LOCATION WITH EASY ACCESS TO BURY & WHITEFIELD
- EXTENDED TO THE GROUND FLOOR
- UNBELIEVABLE GARDENS LEADING DOWN TO HOLLINS BROOK
- FOUR DOUBLE BEDROOMS (ALL FITTED MAIN ENSUITE)
- CONVERTED GARAGE TO PROVIDE OFFICE/SNUG AND UTILITY ROOM
- ADDITIONAL PURPOSE BUILT DETACHED GARDEN ROOM/OFFICE
- SUMMERHOUSE
- COUNTRYSIDE VIEWS

A magnificent Freehold detached property located just off Croft Lane in Hollins, Bury and having not only exceptional garden areas with a babbling stream at the bottom, but superb views beyond over neighbouring farmland. We are too often that we should never judge a book by its cover and this is very relevant for this property. You will be very surprised with the size and adaptability of the accommodation which has been extended to the rear at ground floor level to create a fabulous kitchen/family room with bi-folding doors leading outside. The property is a credit to the current owners and their attention to detail throughout needs to be inspected first hand. The property is gas centrally heated and double glazed. The accommodation briefly comprises: entrance porch, inner hall, lounge, office, utility room, ground floor w.c., kitchen, family room incorporating a dining and lounging area, first floor landing, four bedrooms (all fitted and the main with ensuite shower room) and main four piece bathroom. To the outside there is a low maintenance garden to the front with block paved driveway providing on site parking for 2 cars. To the rear there is a good sized patio area, lawned garden, brick constructed detached office (fully insulated) and lower lawned garden with summerhouse, willow tree and bounded by Hollins Brook.

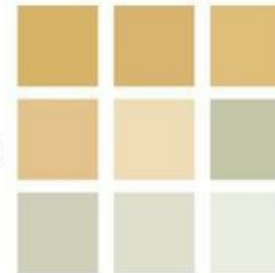
Tenure - Freehold
EPC Rating C
Council Tax Banding E







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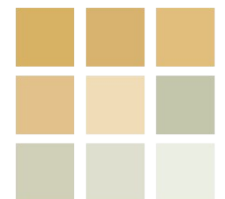


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC	69	77	
England & Wales			
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-B3) B			
(C1-C4) C			
(D1-D4) D			
(E1-E4) E			
(F1-F4) F			
(G1-G4) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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

www.pearsonferrier.co.uk

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