



pearson
ferrier®



1 AVON DRIVE
Bury, BL9 6SN

Offers In The Region Of £525,000

1 AVON DRIVE

Property at a glance

- FOUR BEDROOM DETACHED REFURBISHED TO EXACTING STANDARDS
- UNIQUE JAPANESE THEMED REAR GARDEN WITH STUNNING KOI CARP POND
- NEWLY FITTED SOLAR PANELS & EV CHARGEING POINT
- NEWLY FITTED GROUND FLOOR SHOWER ROOM
- NEWLY FITTED KITCHEN & APPLIANCES
- DOUBLE DRIVEWAY

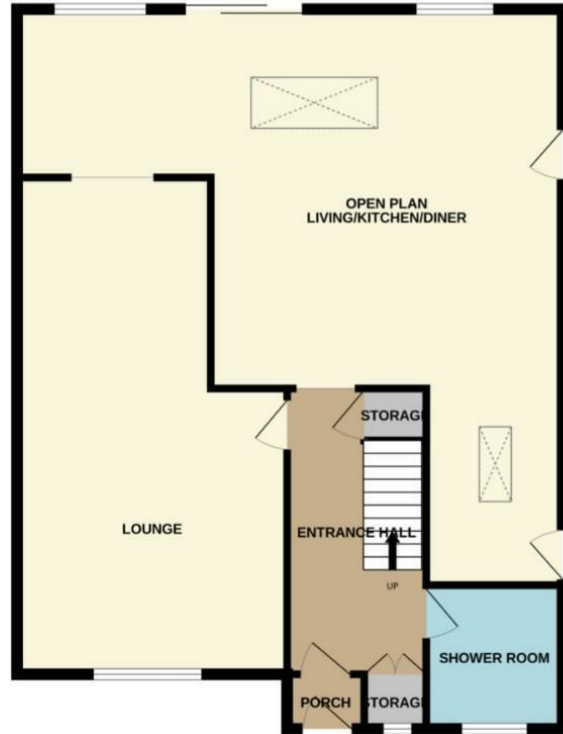
Immaculately presented four bedroomed detached house located in one of Walmersley's most sought after locations, known locally as 'The Rivers' estate. The property has been completely renovated and remodelled by the current owners over the last 2 years and now offer stunning family accommodation and really must be viewed to appreciate the exacting finish and the current owners attention to detail. In brief the property comprises to the ground floor: Porch entrance hall spacious lounge (over 24ft), spacious open plan living/kitchen/dining room (over 27ft) and guest w.c & shower room. To the first floor are four good sized bedroom and stunning family bathroom. There is a traditional front garden with ornamental fountain and good sized block paved driveway. The rear garden is very private and houses a very impressive koi carp pond. Immediately adjacent to the house there is a block paved patio and the filter/machinery room is cleverly blended into the garden and the roof forms another patio at the rear of the garden.

Leasehold
EPC-B
Council Tax Band - E





GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.

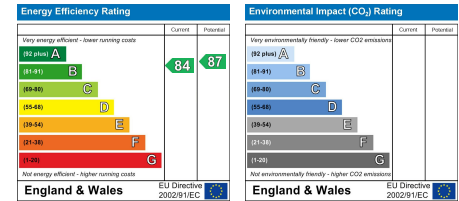


1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.