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18 WOODGATE AVENUE
Bury, BL9 7RU
£340,000

18 WOODGATE AVENUE

Property at a glance

- MODERN DETACHED FAMILY HOME
- GORGEOUS LOCATION DIRECTLY OVERLOOKING FARMLAND
- HUGE POTENTIAL TO EXTEND THE ACCOMMODATION IF REQUIRED
- FOUR BEDROOMS (THREE FITTED)
- TWO RECEPTION ROOMS
- KITCHEN & GOOD SIZED UTILITY ROOM
- COMBINATION GAS HEATING & UPVC DOUBLE GLAZING
- FAIRFIELD HOSPITAL JUST ROUND THE CORNER
- GARDENS, DRIVE, GARAGE, FREEHOLD

A FREEHOLD modern detached home in an enviable semi rural location with southerly views to the rear across Bury towards the Derbyshire Hills and open views to the front across the neighbouring farmland at Birtle. This is a beautiful location and yet it is within walking distance to Fairfield Hospital and only approximately one mile from Bury town centre. Accessed from Castle Hill Road, Woodgate Avenue is a cul-de-sac of predominantly similar properties. Number 18 has been in the same ownership for many years and offers superb potential to extend to the side, over the garage and indeed to the rear if required and of course subject to approvals. The current owner is to be commended on her presentation throughout, the gas central heating boiler has been recently replaced with a Worcester combination system and there is double glazing to all windows and doors. During their ownership our vendor has constructed a good sized utility room to the rear of the garage; an ideal room for muddy wellies and coats after a brisk walk in the hills. The current accommodation briefly comprises: Entrance hall with three piece shower room off, Lounge with polished stone fireplace, separate dining room with patio doors to the rear gardens, kitchen, utility room with access to the garage, first floor landing, four bedrooms (three with fitted furniture) and recently replaced four piece bathroom. To the outside there are gardens to the front, side and rear with a front driveway leading to the garage.

Tenure Freehold

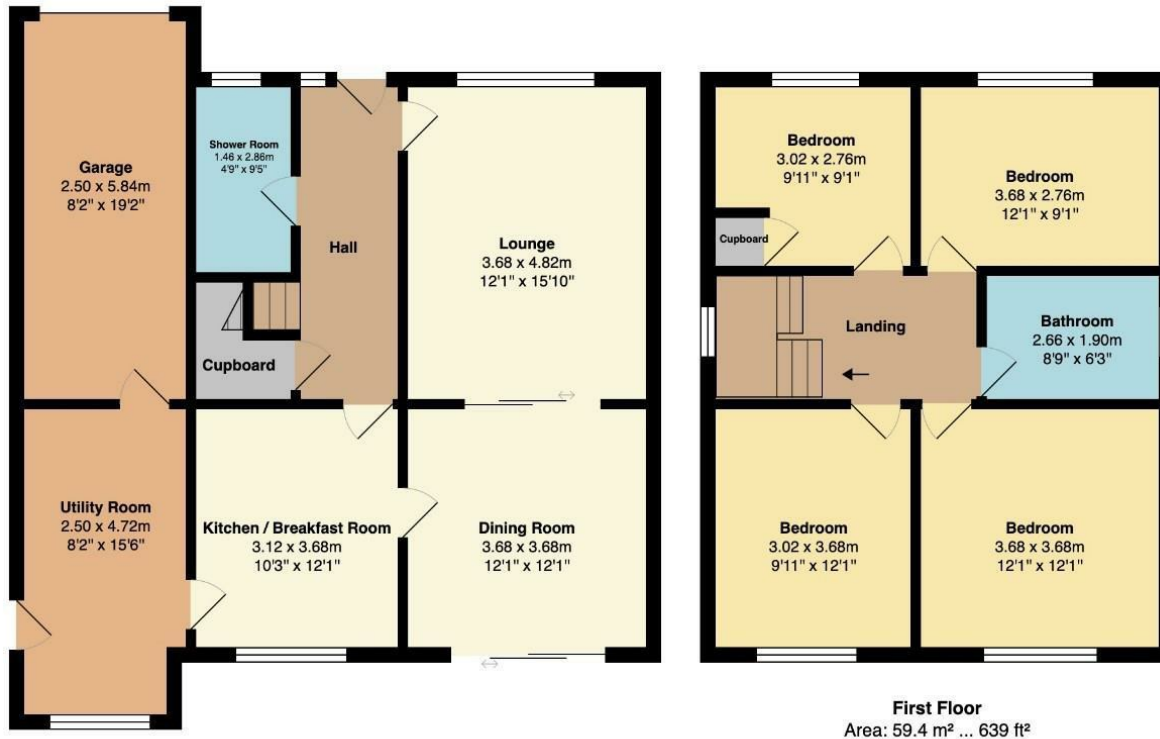
Council Tax Banding E

EPC Rating - C

The property is within a controlled parking zone



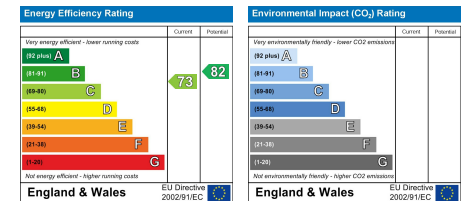




Ground Floor
Area: 88.1 m² ... 949 ft²

First Floor
Area: 59.4 m² ... 639 ft²

Total Area: 147.6 m² ... 1588 ft²



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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