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ferrier®



1 STRATFORD AVENUE
Bury, BL9 5LB
Offers Over £385,000

1 STRATFORD AVENUE

Property at a glance

- FREEHOLD DETACHED BUNGALOW
- HIGHLY DESIRABLE LOCATION ON SELECT CUL-DE-SAC
- WEST FACING COUNTRYSIDE VIEWS TO THE REAR TOWARDS HOLCOMBE HILL
- LOTS OF POTENTIAL TO EXTEND TO CREATE A BESPOKE FAMILY HOME
- THREE BEDROOMS (ONE IS A LOFT CONVERSION)
- CONSERVATORY TO REAR
- GAS CENTRAL HEATING
- DRIVEWAY & TWIN GARAGING
- EXTENSIVE REAR GARDENS

A FREEHOLD detached dormer bungalow in one of our regions most sought after residential locations with open rural views to the rear across adjacent farmland towards Holcombe Hill. Stratford Avenue is situated off Brookfield Road in Walmersley and is perfectly positioned for easy access to the motorway network, the nearest junction is less than half a mile away, and approximately 1 mile from Bury town centre. The property has been occupied by the same family for many years and a new owner will want to make some significant improvements however there is a huge amount of potential to extend the accommodation (subject to approvals) to create a truly fabulous family home. With gas central heating fired from a Vaillant combination boiler and with double glazing, the accommodation briefly comprises: Entrance porch, inner hall with access to the first floor, lounge with views over the rear gardens, dining area off, kitchen with access to the utility room/conservatory, two bedrooms (both fitted) and four piece bathroom. To the first floor there is a third bedroom with three piece ensuite shower room. Outside there property has gardens to the front, side and rear with a driveway leading to the twin garaging. The rear gardens face more or less due west and receive a good deal of afternoon and evening sunshine (weather permitting).

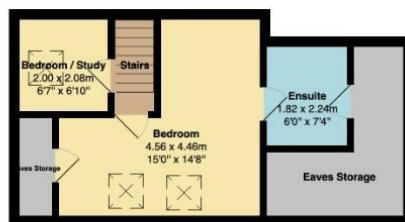
Tenure - Freehold
Council Tax Band - E
EPC - E



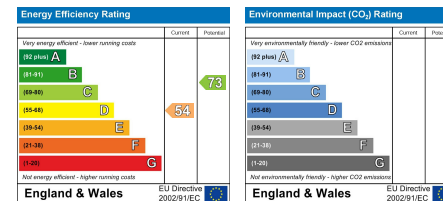




Ground Floor
Area: 100.5 m² ... 1082 ft²



First Floor
Area: 36.9 m² ... 397 ft²
Total Area: 137.4 m² ... 1479 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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