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4 VALLEY CLOSE
Bury, BL8 1WP
Offers Over £300,000

4 VALLEY CLOSE

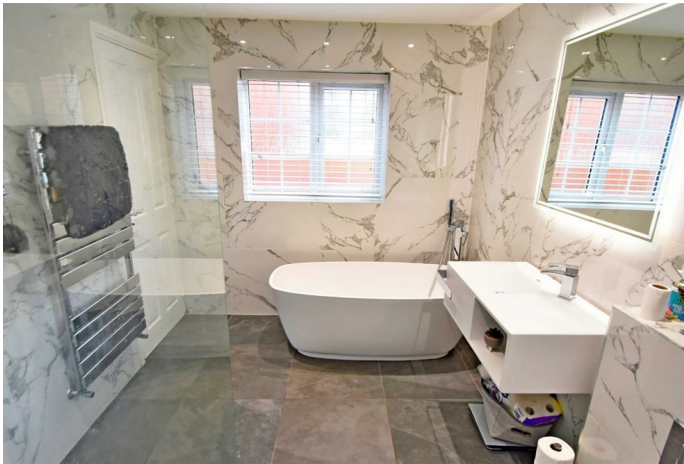
Property at a glance

- MODERN DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION - VIEWS OVER WOODLAND
- CONVERTED GARAGE
- SUMPTUOUS FOUR PIECE BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDENS
- DRIVEWAY FOR TWO VEHICLES

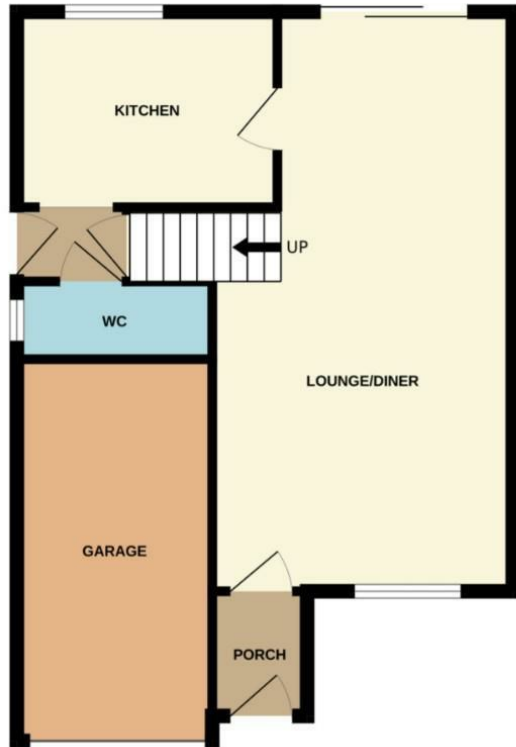
A modern detached family home constructed around 15 years ago by Persimmon Homes in one of Burys most sought after residential locations, ideal for access to the town centre. The property is not overlooked to the and there is a bridge that goes over Woodhill Brook and into the Kirlees Nature Trail. The property has been improved by the current owners to include resin finished driveway and rear patio, low maintenance gardens, sumptuous four piece bathroom and a garage conversion to provide a home office or snug. With gas central heating and upvc double glazing the accommodation briefly comprises: entrance hall, snug, lounge through dining room, kitchen with ground floor w.c. off, first floor landing, three double bedrooms (the main with fitted furniture) and a four piece bathroom with wet room style shower area. To the outside there is a front driveway providing off road parking and a rear low maintenance garden.

Tenure Leasehold
Ground rent £300per annum
Council Tax Band - D
EPC - C

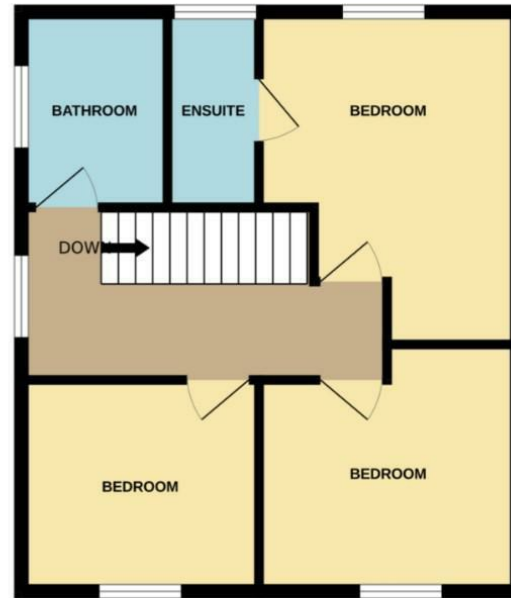




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

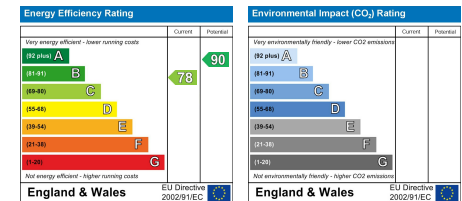


1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 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.
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