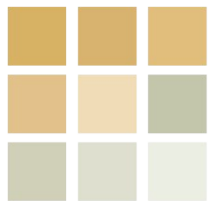




pearson
ferrier®



20 HUMBER DRIVE
Bury, BL9 6SJ
£275,000

20 HUMBER DRIVE

Property at a glance

- MODERN SEMI DETACHED PROPERTY
- EXTENDED TO PROVIDE THREE/FOUR BEDROOMS
- TWO BATHROOMS
- COMBINATION GAS FIRED CENTRAL HEATING
- DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- GARDENS FRONT AND REAR
- CARPORT, GARAGE & GREENHOUSE
- NO ONWARD CHAIN

A smartly presented and extended semi detached properties in one of our areas most sought after locations. The property has been occupied by the same family for many years and they are to be commended on the improvements made. Most significantly a dormer space has been added to the first floor to create three double bedrooms and a generous three piece bathroom. The property has combination gas fired central heating (the boiler was replaced c5 years ago) and double glazing, the accommodation briefly comprises: entrance hall with spindled staircase to the first floor, lounge with wood burning stove, breakfast kitchen with built in appliances, ground floor bedroom four, shower room and separate w.c. To the first floor there is a landing with airing cupboard off, three double bedrooms (the main with fitted bedroom furniture) and three piece bathroom with electric shower over the bath. To the outside there are gardens to the front and rear, a side driveway with carport leading to the single garage with up and over door, utility shed and greenhouse. The rear gardens are lawned with an additional built in pond .

Council Tax Band - C

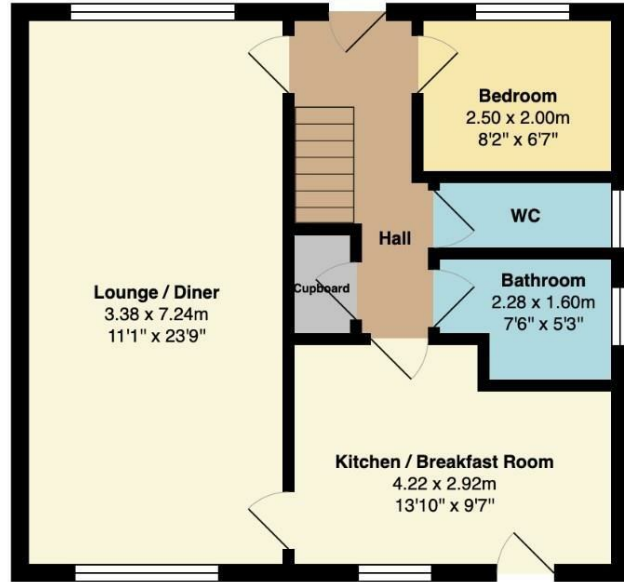
EPC Rating D

Tenure- Leasehold from 1967 for 999 years.

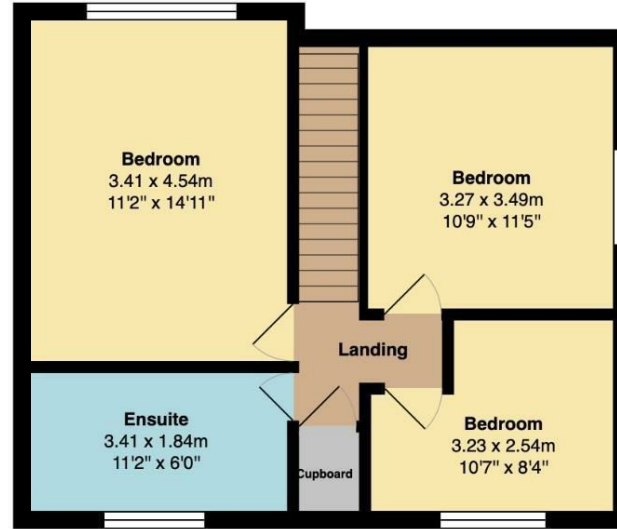
Ground rent payable tbc





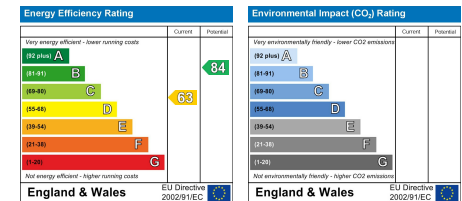


Ground Floor
 Area: 56.2 m² ... 605 ft²



Ground Floor
 Area: 49.2 m² ... 530 ft²

Total Area: 105.4 m² ... 1134 ft²



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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.