



pearson
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12 SKEGNESS CLOSE

Bury, BL8 1EQ

Offers In The Region Of £410,000

12 SKEGNESS CLOSE

Property at a glance

- SUBSTANTIALLY EXTENDED DETACHED
- FOUR BEDROOMS (Three double)
- SPACIOUS DINING ROOM (Over 23ft) WITH FAMILY ROOM OFF
- BREAKFAST/KITCHEN
- GROND FLOOR WET ROOM
- SAUNA
- CUL DE SAC
- GARAGE & DRIVEWAY

Substantially extended four bedroom detached property located on very desirable residential estate just off Brandlesholme Road. The location offers excellent access to Bury town centre, local shops, schools and health centre yet with Burrs Country Park being on your doorstep. The property offers spacious and versatile family living accommodation to the ground floor and comprises of: Entrance hall, Lounge (over 18ft), dining room (over 23ft) with family room and breakfast/kitchen off, the is also a ground floor shower room and sauna. To the fist floor are four bedrooms (three being double) and four piece family bathroom. The property benefits from garden to the front & rear drive way and garage providing off road parking.

Leasehold

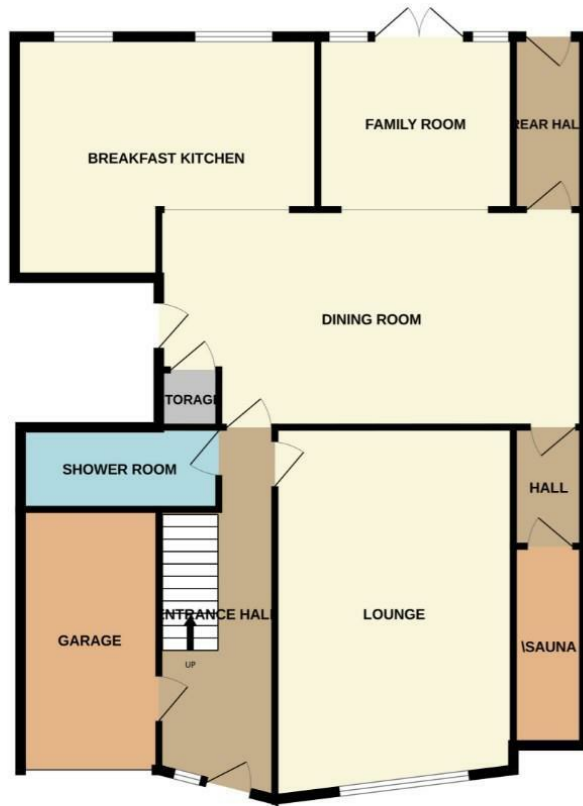
Council Tax Band - E

EPC-C

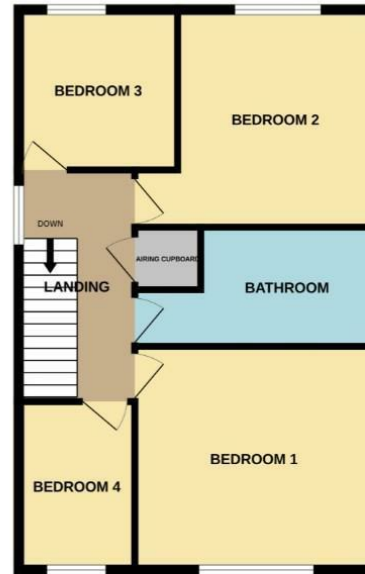




GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92 plus	A			92 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-65	D			55-65	D		
45-54	E			45-54	E		
35-44	F			35-44	F		
1-34	G			1-34	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	69	78	England & Wales		EU Directive 2002/91/EC

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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