



pearson
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21 SLEAFORD CLOSE
Bury, BL8 1XF
£500,000

21 SLEAFORD CLOSE

Property at a glance

- SPACIOUS DETACHED FAMILY HOME
- BACKING ON TO BURRS COUNTRY PARK
- SIX BEDROOMS (MASTER WITH EN SUITE & DRESSING ROOM)
- QUIET CUL DE SAC LOCATION
- AN ABUNDANCE OF COUNTRYSIDE WALKS CLOSE BY
- GOOD LOCAL SCHOOLS

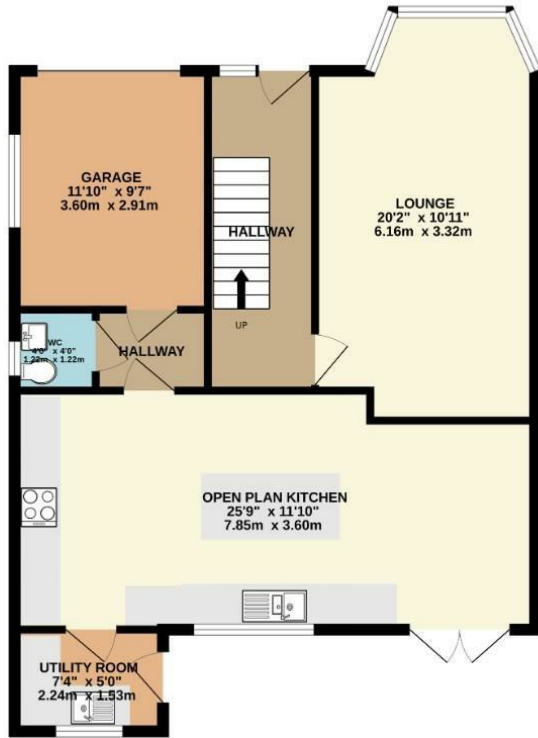
A fantastic spacious detached home which backs on to Burrs Country Park! This family home is a real credit to it's current owner and has a wide range of features that would appeal to families including an abundance of local countryside walks, good local schools, a quiet cul de sac location, a spacious driveway for multiple vehicles, good transport links, walking links to Bury centre, a spacious master suite with both en suite and a dressing room and also backing on to Burrs Country Park with rural views from many rooms. The property comprises six bedrooms (master with en suite and dressing room), family bathroom, large lounge, open plan kitchen/diner area, utility room, downstairs W.C. entrance hallway, inner hallway and integral garage. To the front of the property there is a good sized driveway providing parking for multiple vehicles. There is a landscaped low maintenance garden to the rear that backs on to Burrs Country Park.

Tenure - Leasehold 999 years from 1st January 1991
Ground Rent £100 per year
Council Tax - Band F
EPC - On Order

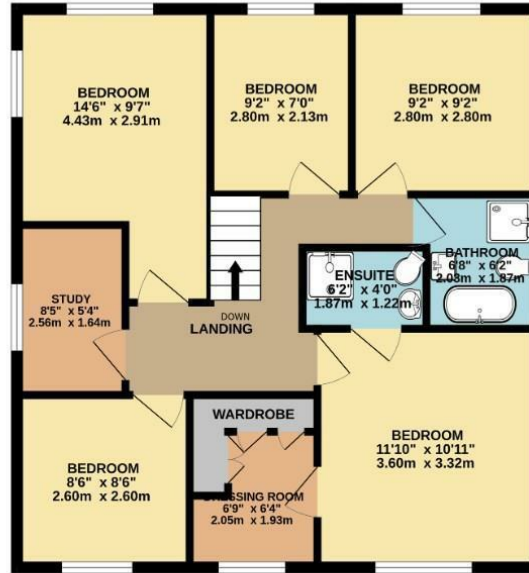




GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1480 sq.ft. (137.5 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 | | | |
| 102 plus | A | | | 102 plus | A | | |
| 81-101 | B | | | 81-101 | B | | |
| 62-80 | C | | | 62-80 | C | | |
| 45-61 | D | | | 45-61 | D | | |
| 29-44 | E | | | 29-44 | E | | |
| 13-28 | F | | | 13-28 | F | | |
| 1-12 | G | | | 1-12 | G | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | 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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