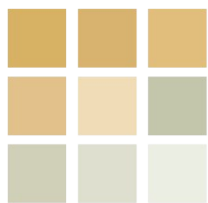




pearson
ferrier®



60 PALATINE DRIVE
Bury, BL9 6RL
£249,950

60 PALATINE DRIVE

Property at a glance

- EXCEPTIONAL SEMI DETACHED HOME
- A TRUE RESTORATION TO EXACTING STANDARDS
- THREE BEDROOMS (ALL FITTED)
- KITCHEN WITH COMPREHENSIVE RANGE OF NEFF APPLIANCES
- SUMPTUOUS SHOWER ROOM
- £1000s INVESTED INTO 'TROPICAL STYLE' REAR GARDEN
- UTILITY ROOM/OFFICE
- DRIVEWAY FOR TWO PLUS GARAGE
- MAINS POWERED CCTV

There are a number of properties available that have been 'renovated', there are a few that have been 'restored', but it is a rarity to find one that has been literally stripped back to the brick throughout and thoughtfully and lovingly put back together by a caring owner. Every inch of plaster, wiring, piping has been replaced, A rated windows installed, a full new roof, most ground floor timbers were replaced, main powered cameras and an alarm was fitted, luxurious kitchen, utility room and bathroom were installed together with fitted furniture in all three bedrooms, and many £1000's have been invested into the rear garden.... All complete with a drive and garage, the property is nothing short of quite exceptional!

Council Tax Band B

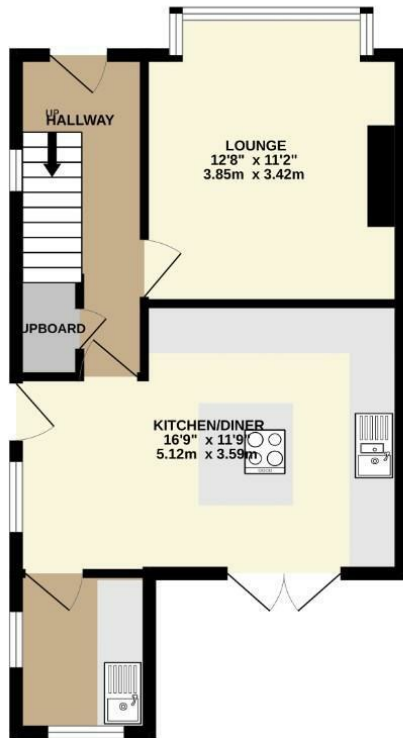
EPC Rating - tbc

Tenure - Leasehold for the residue of 999 years

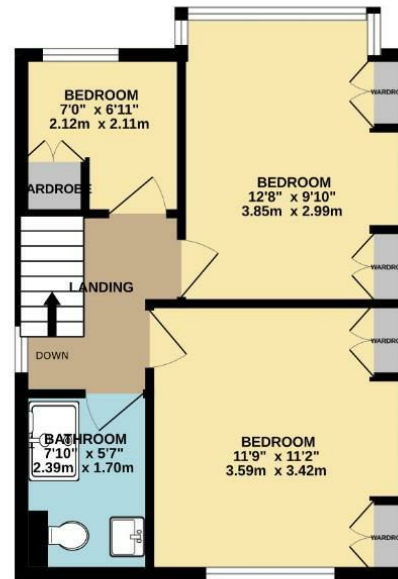




GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 822 sq.ft. (76.4 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 misstatement. 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.
Made with Metropix 92024

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		
55-68	D			55-68	D		
49-54	E			49-54	E		
35-48	F			35-48	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		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



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.