



pearson
ferrier®



7 HEATON COURT
Bury, BL9 9QN
Offers Over £400,000

7 HEATON COURT

Property at a glance

- FREEHOLD DETACHED PROPERTY
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- EXCLUSIVE DEVELOPMENT
- CONVENIENT LOCATION
- PERFECT FAMILY HOME

Immaculately presented FREEHOLD four bedroom detached property located on an exclusive development of similar properties just off Manchester Road. The location offers excellent access and transport links to Bury & Manchester city centre with local shops schools and amenities being on your doorstep. The property is a real credit to the current owners and really must be viewed to appreciate the finish and the accommodation on offer. In brief the property comprises of' Entrance hall, lounge, sitting room, dining room, conservatory, storage room. and guest w.c. To the first floor are four bedrooms (the master being ensuite and having fitted wardrobes) and family bathroom. The property also benefits from gardens to the front & rear and driveway providing off road parking.

Freehold

EPC - C

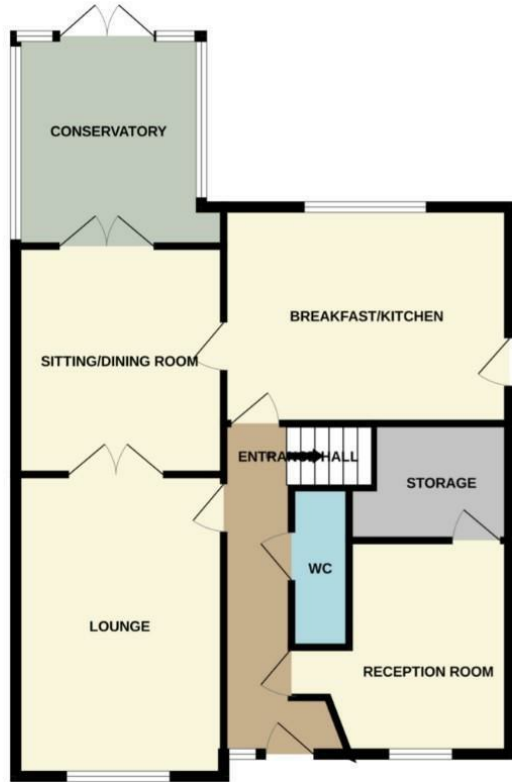
Council tax band - E

Service Charge £176 per year

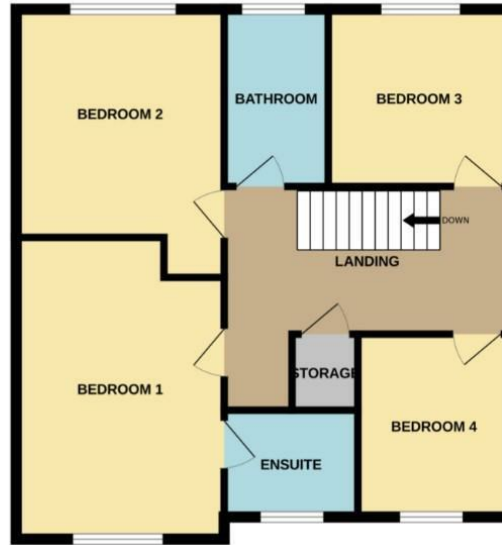




GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1546 sq.ft. (143.6 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(B2 plus) A	
(81-91) B		(B1-B3) B	
(69-80) C		(C1-C3) C	
(55-68) D		(D1-D3) D	
(39-54) E		(E1-E3) E	
(21-38) F		(F1-F3) F	
(1-20) G		(G1-G3) 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

Energy Efficiency Rating: 70
Environmental Impact (CO₂) Rating: 86

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