



pearson
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71 FAIRLANDS ROAD
Bury, BL9 6QB
£275,000

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Property at a glance

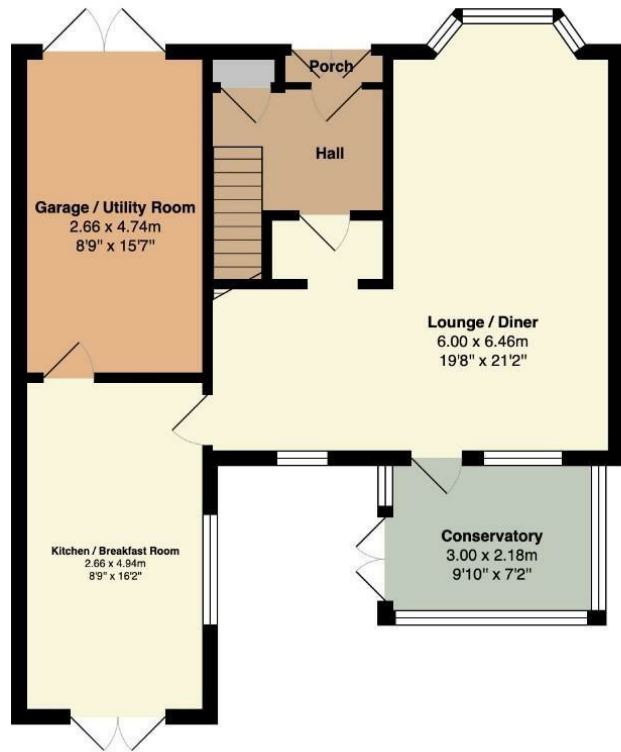
- LARGELY EXTENDED SEMI DETACHED HOME
- FOUR BEDROOMS (MAIN ENSUITE & THREE WITH FITTED FURNITURE)
- CONSERVATORY
- FABULOUS KITCHEN WITH PATIO DOORS
- PART CONVERTED GARAGE NOW UTILITY HOBBY ROOM
- COBBLED DOUBLE DRIVEWAY
- GLORIOUS WELL STOCK GARDENS TO THE REAR
- REAR WEST FACING FOR EVENING SUN
- COMBINATION HEATING & UPVC DOUBLE GLAZING

A substantially extended bay fronted semi detached property in a well regarded residential location approximately 1 mile from both Bury town centre and a similar distance to the nearest motorway junction and having fabulous gardens with a west facing aspect to the rear. The property is well presented and has been well cared for and offers four bedroom accommodation with two bathrooms. The central heating boiler was replaced within the last 3 years and there is sealed unit double glazing throughout. The accommodation briefly comprises; entrance vestibule, inner hallway, lounge through dining room, conservatory, breakfast kitchen, partially converted garage with tiled flooring and utility area, first floor landing, four bedrooms (the main with three piece shower room) and four piece main bathroom. It is perhaps the rear gardens that are the big attraction, beautifully tended and well stocked and a credit to the current owners. To the front there is a double cobbled driveway to provide on site parking for two cars.

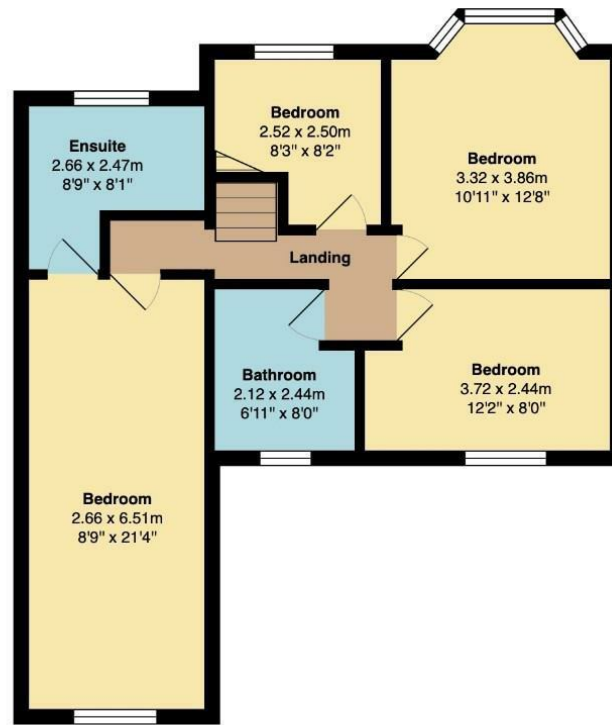
Tenure - Leasehold
Ground Rent £4 per annum
Council Tax Band D
EPC - tbc





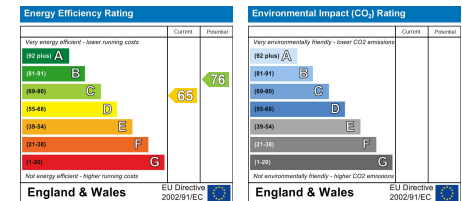


Ground Floor
Area: 71.0 m² ... 764 ft²



First Floor
Area: 61.6 m² ... 663 ft²

Total Area: 132.6 m² ... 1427 ft²



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