



pearson
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4 SHARPLES DRIVE
Bury, BL8 3AP
£450,000

4 SHARPLES DRIVE

Property at a glance

- EXTENDED DETACHED PROPERTY
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- CUL-DE-SAC
- CLOSE TO EXCELLENT LOCAL SCHOOLS
- NO ONWARD CHAIN

A FREEHOLD four bedroom, extended detached property in one of Burys most enviable locations just off Walshaw Road with local countryside being on your doorstep. The location is ideally placed for access and transport links to Bury & Bolton centres with local primary & secondary schools (Including Christ Church primary & Elton High both Ofsted Good) being on your doorstep. The property is in need of some cosmetic improvement offering you the chance to put your own stamp to make your perfect family home. In Brief the property comprises of; Porch, entrance hall, dining room, lounge (over 23ft), kitchen, sitting room, utility room and guest w.c to the ground floor. To the first floor are four good sized bedrooms (three are fitted and the main bedroom being en-suite).

Freehold

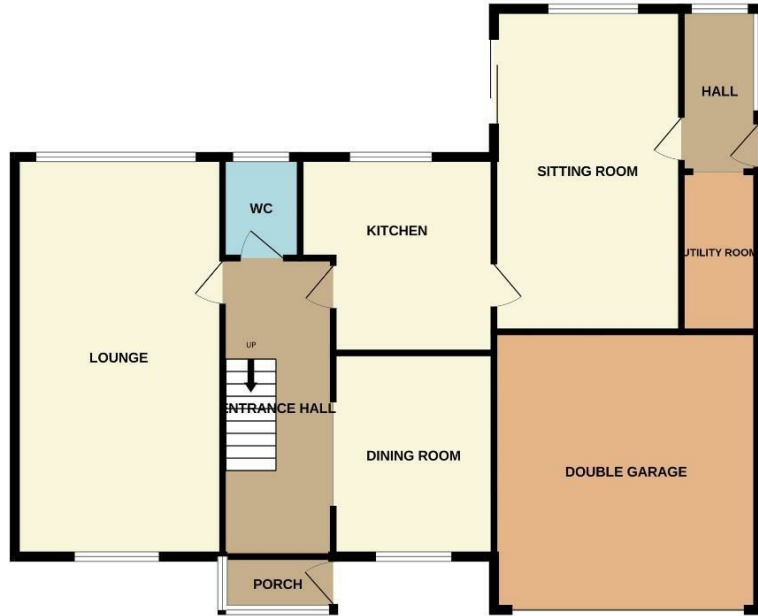
EPC-D

Council Tax Band - F

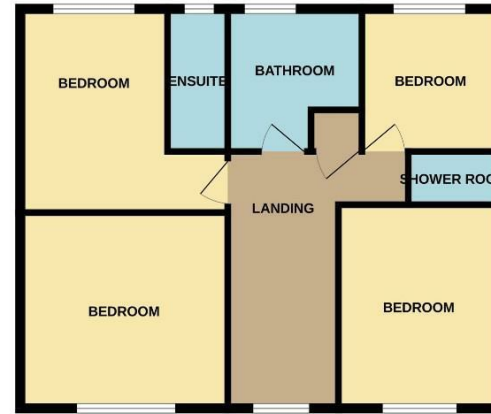




GROUND FLOOR
1234 sq.ft. (114.6 sq.m.) approx.

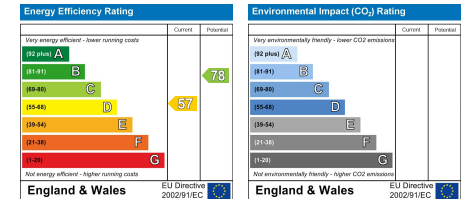


1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1897 sq.ft. (176.2 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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