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25 SHEPHERDS CLOSE
Bury, BL8 4BL
Offers In Excess Of £400,000

25 SHEPHERDS CLOSE

Property at a glance

- SUBSTANTIALLY EXTENDED TRUE BUNGALOW
- THREE DOUBLE BEDROOMS (MASTER EN SUITE)
- LARGE OPEN PLAN LIVING SPACE
- FULLY REMODELLED AND RENOVATED
- EVER POPULAR GREENMOUNT AREA
- NO ONWARD CHAIN

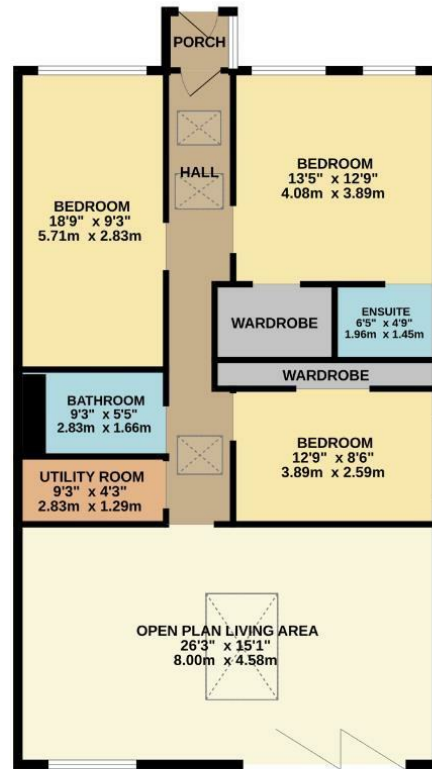
Deceptively spacious and extended three double bedroom true bungalow located in the ever popular Greenmount area of Bury. The property has undergone complete transformation and has been completely refurbished, remodelled and extended and offer offers spacious and versatile accommodation. The location offers excellent transport links to Bury, Tottington and Ramsbottom centres, with local shops schools and amenities being close by and with Kirklees nature trail being on your doorstep. In brief the property comprises of, Porch, entrance hall, open plan lounge/kitchen/diner with under floor heating and bi-fold doors leading onto the rear garden, utility room, three double bedrooms (the main bedroom being en-suite and having a walk in wardrobe) and family bathroom. To the front of the property is a double driveway providing off road parking and a garden to the rear.

Tenure - Leasehold balance of 999yrs 15th May 1962
Ground Rent £12.10
Council Tax - C.
EPC - tbc





GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq ft. (106.7 sq.m.) approx.
While 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		

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