



pearson
ferrier®



559 BOLTON ROAD
Bury, BL8 2DJ
£399,950

559 BOLTON ROAD

Property at a glance

- SUBSTANTIAL FREEHOLD DETACHED BUNGALOW
- GOOD SIZED PLOT WITH GENEROUS GARDENS
- GREAT POTENTIAL TO EXTEND
- TWO BEDROOMS PLUS LOFT ROOM
- TWO SEPARATE RECEPTION ROOMS
- 'WALNUT' FINISHED KITCHEN
- GOOD SIZED CONSERVATORY
- DETACHED GARAGE
- SOME COSMETIC WORK REQUIRED

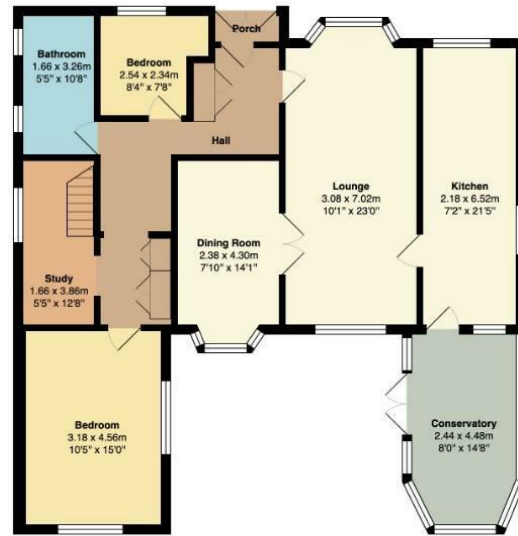
A substantial FREEHOLD detached brick bungalow in a well regarded residential location approximately 1 mile from Bury town centre, walking distance to a handy parade of shops and within 5 minutes of open countryside at Elton Reservoir. The property has been extended into the loft to create additional space and storage and there is a 'walnut' finished kitchen, modern four piece bathroom and good sized conservatory to the rear. The property will require only a small amount of cosmetic work inside, but it offers huge potential perhaps to extend to the rear if required. There is a generous plot size with block paved front gardens, side driveway, detached single garage and sunken rear gardens facing south. The accommodation has gas fired central heating and upvc double glazing and briefly comprises: entrance porch, spacious inner hall with plenty of storage, lounge, separate dining room, kitchen, conservatory, main bedroom, bedroom two/office, bathroom and to the first floor a loft room.

Tenure - Freehold
Council Tax Band D
Epc Rating - E

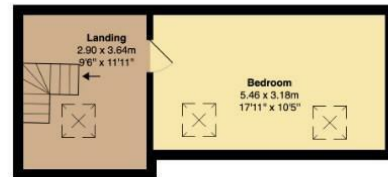
Broadband Speeds
Max Download 1000 Mbps
Max Upload 220 Mbps



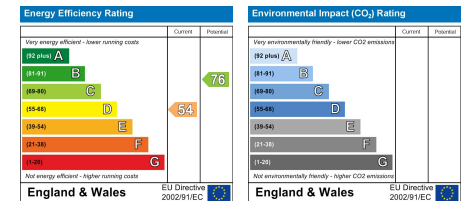




Ground Floor
Area: 107.6 m² ... 1158 ft²



First Floor
Area: 28.4 m² ... 306 ft²
Total Area: 136.0 m² ... 1464 ft²



Bury Office
435/7 Walmsley 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.