



pearson
ferrier®



2A SEEDFIELD ROAD

Bury, BL9 6NZ

Offers In The Region Of £325,000

2A SEEDFIELD ROAD

Property at a glance

- SUBSTANTIALLY EXTENDED SEMI-DETACHED
- FOUR BEDROOMS - THREE RECEPTION ROOM
- VERSATILE ACCOMMODATION
- ANNEXE THAT COULD BE CONVERTED TO A MASTER SUITE
- FREEHOLD
- NO ONWARD CHAIN
- CUL-DE-SAC

substantially extended FREEHOLD semi-detached property located in the Seedfield area of Bury just off Walmersley Road. The property has very versatile accommodation and currently has an annexe which could be converted to an impressive master suite and a tandem garage that could be converted to further living accommodation (subject to the relevant consents). The location offers excellent access and transport links to Bury town centre with local shops, schools and amenities being close by and is only a short walk to Clarence Park. In brief the property comprises of; Storm porch, entrance hall, lounge, dining room, kitchen and tandem garage. To the first floor are three bedrooms, family bathroom and annexe, which has a bedroom, lounge, kitchen and shower room and a separate entrance. There is a drive to the front and garden to the rear which back on to Seedfield bowling club and is not over looked.

Freehold

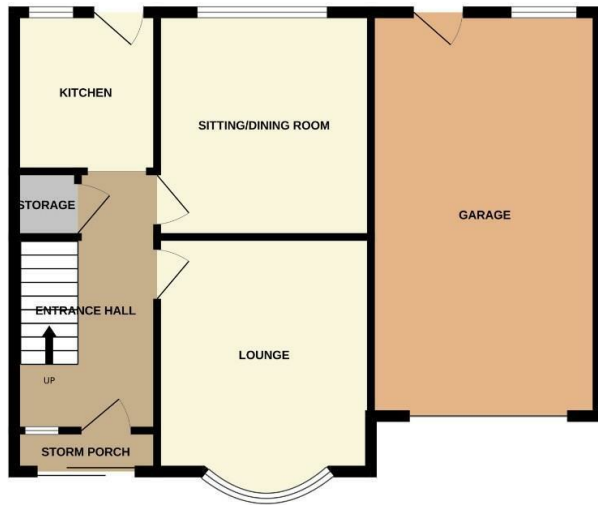
EPC-D

Council Tax Band - C





GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

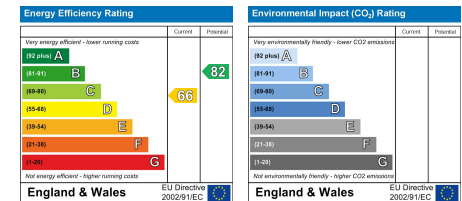


1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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