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31 HAMPSON MILL LANE  
Bury, BL9 9UA  
Offers Over £335,000

# 31 HAMPSON MILL LANE

## Property at a glance

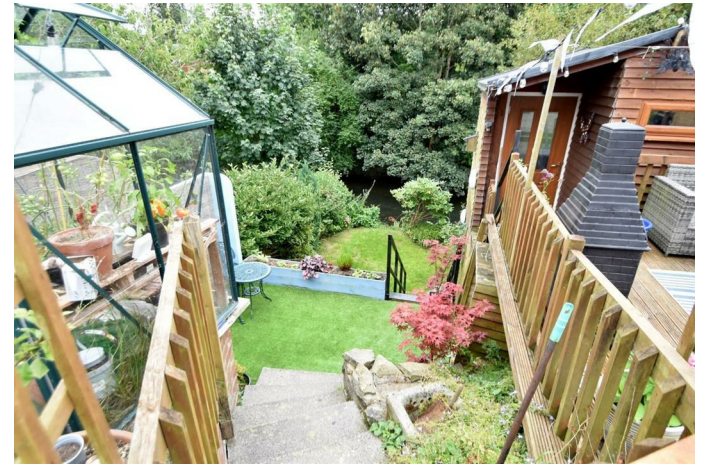
- FREEHOLD MODERN SEMI DETACHED PROPERTY
- EXTENDED TO PROVIDE LARGER LOUNGE ACCOMMODATION
- CONVERTED GARAGE TO FACILITATE SECOND RECEPTION ROOM/BED 4
- GROUND FLOOR W.C.
- CONSERVATORY TO THE REAR WITH BUILT IN KITCHEN
- UTILITY ROOM
- ELECTRIC POWER COMBINATION HEATING
- GORGEOUS TERRACED REAR GARDENS
- GARDEN ROOM & PRIVACY TO REAR

A modern FREEHOLD and modestly extended semi detached property located on Hampson Mill Lane in Bury and having a beautiful terraced rear garden leading down to the banks of the River Roch. The property has been occupied by our vendors for a number of years and they have made significant changes and improvements in that time. The roof has been renewed, a woodburning stove installed into the lounge, a conservatory with glazed roof, almost doubles the ground floor space, the garage has been converted to provide another sitting room or bedroom and there is a ground floor w.c. In addition there is a garden room with double storey storage shed underneath with direct views over the river. Most notably perhaps is the replacement combination boiler powered by electricity, our vendors inform us this is highly advantageous not only reducing carbon emissions but reducing costs!

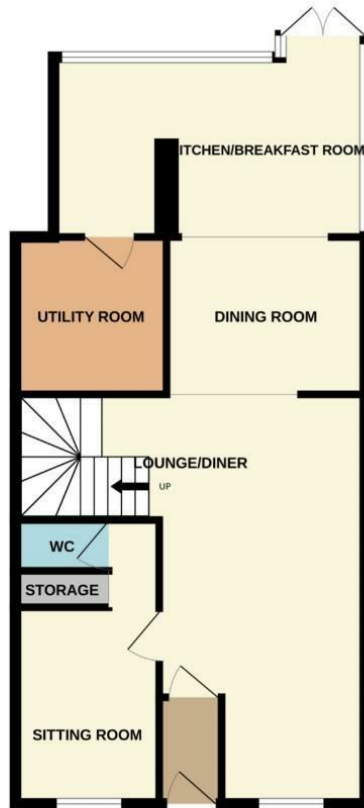
The accommodation briefly comprises: entrance hall, lounge, dining area, conservatory kitchen, utility room, sitting room/bedroom four, with w.c. wash room next door, first floor landing three bedrooms and bathroom. To the outside the front gardens are block paved to provide onsite parking and to the rear there is a child friendly fenced off patio area leading onto a decked patio, lower lawn and steps down again to a further lawn and the banks of the river.

Tenure - Freehold  
EPC Rating D  
Council Tax Banding C

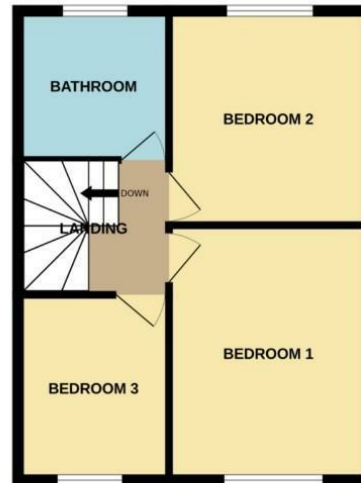




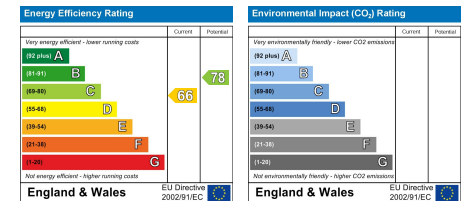
GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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