



pearson
ferrier®



34 GREENHILL ROAD
Bury, BL8 2LL
£275,000

34 GREENHILL ROAD

Property at a glance

- MODERN SEMI DETACHED PROPERTY
- HIGHLY REGARDED RESIDENTIAL LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS (MAIN FITTED)
- GREAT POTENTIAL TO EXTEND (IF REQ. & SUBJECT TO APPROVALS)
- RECENT KITCHEN & BATHROOM
- PROFESSIONALLY FITTED CONCRETE PRINT DRIVEWAY
- 21' GARAGE FITTED OUT AS GARDEN ROOM WITH W.C.
- GOOD SIZED REAR GARDENS

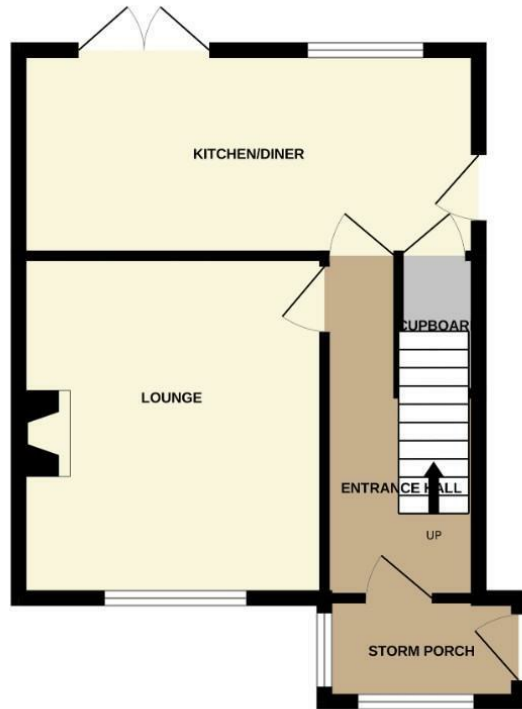
A beautifully presented and recently improved semi detached property in a highly regarded residential location on an estate known locally as Seddons Farm. The property is within walking distance to a number of excellent primary schools and indeed round the corner from a handy parade of shops. The current owners are to be congratulated on their presentation, the kitchen was replaced in 2023, the bathroom with built in TV! in 2021 and the gardens and driveway were professionally laid earlier this year. With combination gas central heating and upvc double glazing the accommodation briefly comprises: entrance porch with tiled flooring, inner hall, lounge with marble fireplace, kitchen/diner with Blomberg appliances, first floor landing, three bedrooms (the main with fitted furniture) and four piece bathroom. To the outside there are garden areas to the front and rear and a side driveway leading to the detached garage fitted out as a garden/utility room, even with a fitted W.C.! There is a great opportunity to extend the property if required and subject to local authority approvals.

Tenure - Leasehold for the residue of 999 years from 1961
Ground rent payable £8 per annum
Council Tax Banding - C
EPC Rating - C





GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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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		
15-28	F			15-28	F		
1-14	G			1-14	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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