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62 RUTLAND DRIVE
Bury, BL9 9DR
Offers Over £200,000

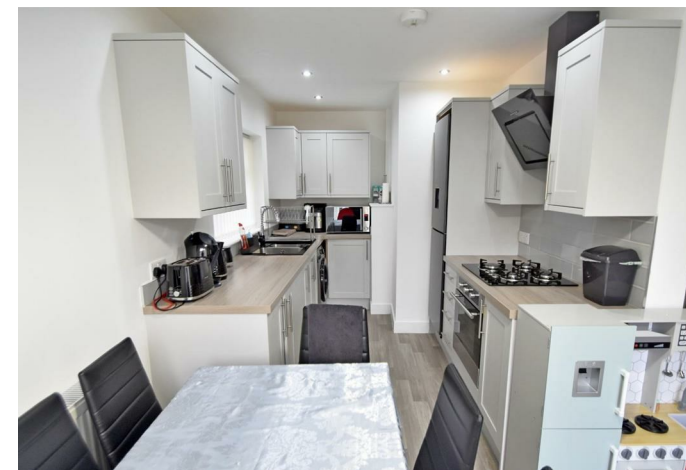
62 RUTLAND DRIVE

Property at a glance

- GOOD SIZED SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED ACCOMMODATION
- THREE BEDROOMS
- CONTEMPORARY KITCHEN & BATHROOM
- GAS CENTRAL HEATING (BOILER REPLACED 2021)
- UPVC DOUBLE GLAZING (COMPOSITE FROM DOOR)
- DRIVEWAY TO FRONT (UP TO 2 VEHICLES)
- LAWNED GARDENS TO REAR WITH STORAGE BUILDING

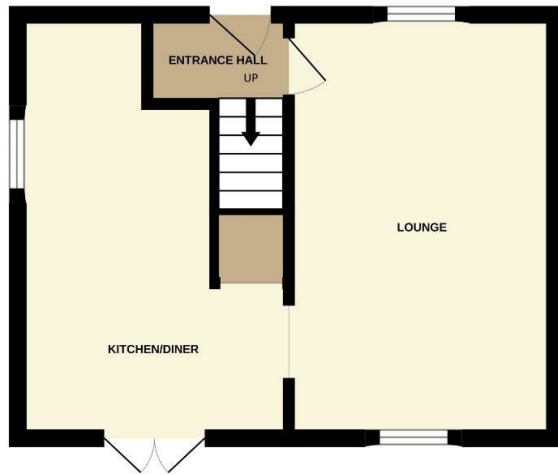
A Freehold semi-detached home in superb condition, recently refurbished and situated on a cul-de-sac approximately 1 mile from Bury town centre. The property was originally constructed during the 1950s but over the last 5 years an extensive re-modelling and re-modernising programme has been completed to create a very contemporary living environment. With gas central heating fired by a combination boiler replaced in 2021 with the balance of the 7 year warranty, UPVC double glazing, a re-wire, and re plaster throughout. The accommodation briefly comprises: entrance hall, lounge, opening onto dining kitchen with a range of built in units and appliances, first floor landing, three bedrooms and a combined bathroom/w.c. with shower. The loft has been boarded for extra storage with access via a foldable ladder. To the outside there are garden areas to the rear with a large storage shed at the back. More recently a front driveway has been created for the provision of onsite parking for up to two vehicles.

Tenure - Freehold
EPC rating D
Council Tax Band A

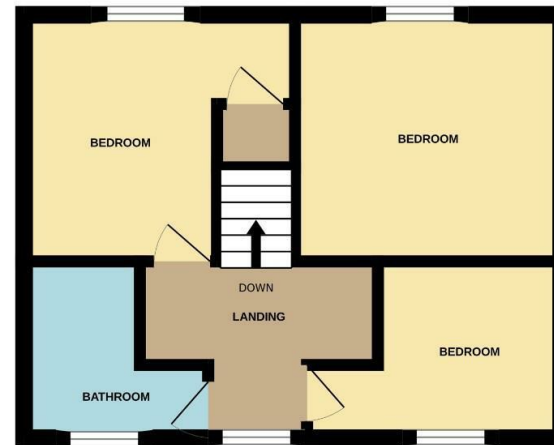




GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

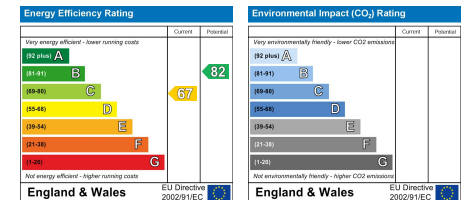


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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