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19 BLOOMFIELD DRIVE
Bury, BL9 8JX
£410,000

19 BLOOMFIELD DRIVE

Property at a glance

- FREEHOLD DETACHED PROPERTY
- ENVIABLE POSITION BACKING ONTO BURY GOLF CLUB
- HUGE POTENTIAL TO EXTEND AND REMODEL (IF REQ.)
- THREE DOUBLE BEDROOMS (MAIN ENSUITE)
- EXTENDED AT GROUND FLOOR LEVEL TO PROVIDE THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- ATTACHED GARAGE
- FABULOUS GARDENS

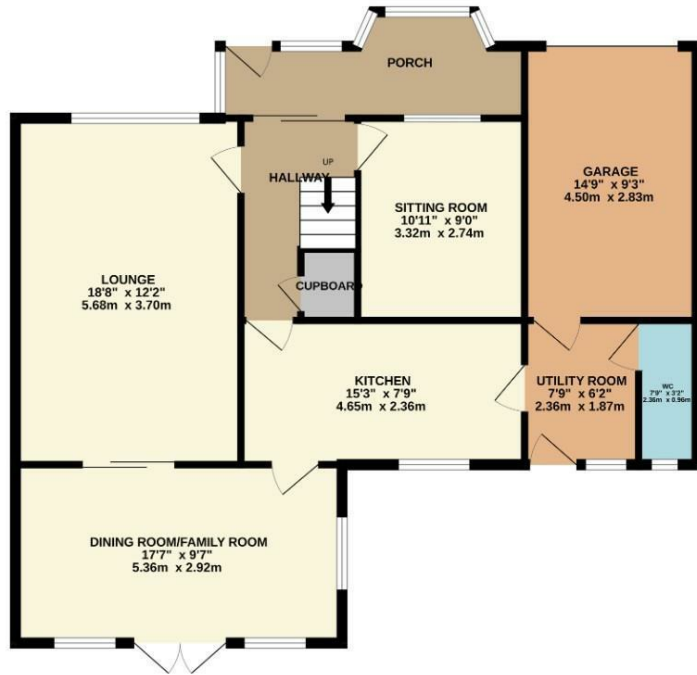
A substantially extended and favourably positioned modern detached property in this well regarded residential area with immediate views to the rear across Bury Golf Club. The property is being offered for sale with no onward chain, is presented in move in condition, but most importantly offers huge potential to extend and remodel the accommodation to personal choice (subject to obtaining necessary approvals). With gas fired combination heating and upvc double glazing throughout, the accommodation briefly comprises: extensive entrance porch, inner hall, lounge, sun room, dining room, kitchen, utility room with access to garage and ground floor w.c., first floor landing, three double bedrooms (the main with three piece ensuite shower room and principal main shower room. To the outside there is a good sized front flagged driveway leading to the single garage, and pathways leading round the property to the rear patio, good sized decked area and matured gardens with westerly views across Bury Golf Club towards the hills beyond.

Council Tax Band - E
Tenure - Freehold
EPC Rating - D

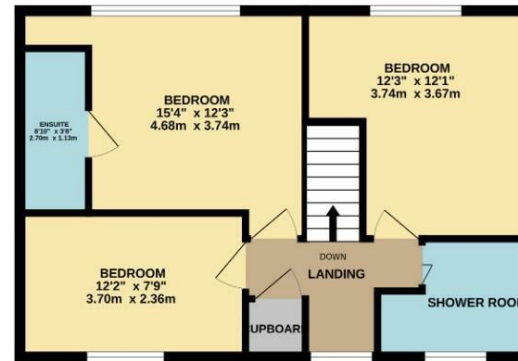




GROUND FLOOR
963 sq.ft. (89.5 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
 A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		
		 A (82 plus) B (61-81) C (39-60) D (18-54) E (11-38) F (1-20)	
		Not environmentally friendly - higher CO ₂ emissions	
		England & Wales	EU Directive 2002/91/EC

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