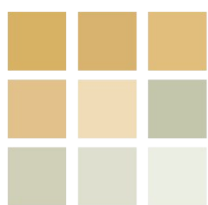




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COBWEB COTTAGE 48 MATHER ROAD  
Bury, BL9 6RA  
£230,000



# 48 MATHER ROAD

## Property at a glance

- STONE COTTAGE
- SPACIOUS REAR GARDEN
- TWO FITTED BEDROOMS
- ADDITIONAL LOFT ROOM (Accessed via pull down ladder)
- LOUNGE & KITCHEN/DINER
- CONVENIENT LOCATION
- CLOSE TO COUNTRYSIDE

### STONE COTTAGE WITH GOOD SIZED GARDEN TO THE REAR

A charming and thoughtfully improved stone cottage with two bedrooms & additional loft room in an elevated position very close to open countryside in 'quiet back water position' although still having convenient access to the motorway network, Bury Town Centre and good local schools and shop. The property has been vastly improved by the current owner including new double glazing with plantation shutters, composite doors and has had newly fitted carpets to the first floor. The property is a true credit to the owners and really must be viewed to appreciate the position, charm and spacious rear garden. In Brief the property comprises of; Vestibule, lounge with exposed brick fire surround, spacious kitchen/diner, two fitted bedrooms and additional loft room and family bathroom. The property benefits from a great sized garden to the rear is ideal for first time buyers and downsizers alike.

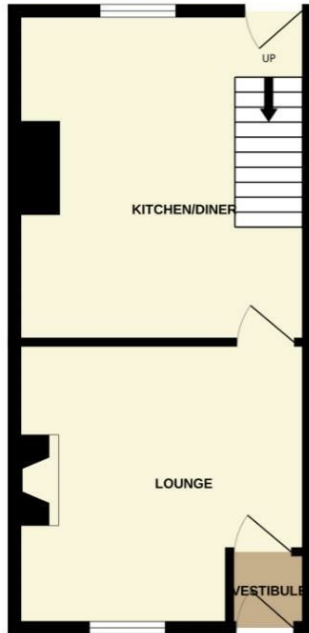
Tenure - Freehold  
Council Tax Band - C  
EPC- D







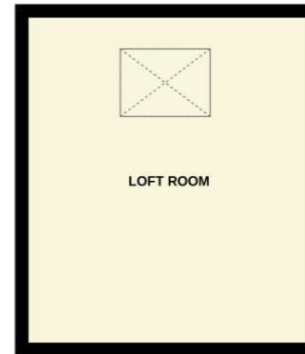
GROUND FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

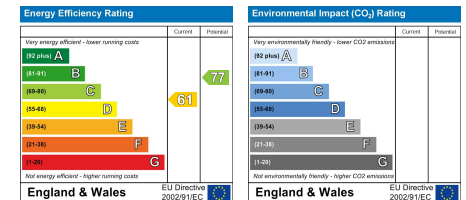


2ND FLOOR  
191 sq.ft. (17.7 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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