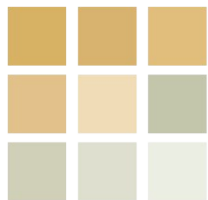




pearson
ferrier®



32 SEEDFIELD ROAD
Bury, BL9 6PD
£250,000

32 SEEDFIELD ROAD

Property at a glance

- EDWARDIAN BAY FRONTED SEMI DETACHED PROPERTY
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- MATURED GARDENS TO THE FRONT & REAR
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- WOOD BURNING STOVE IN REAR SITTING ROOM
- PROMINENT LOCATION
- GOOD SIZED GARDEN SHED/SUMMERHOUSE

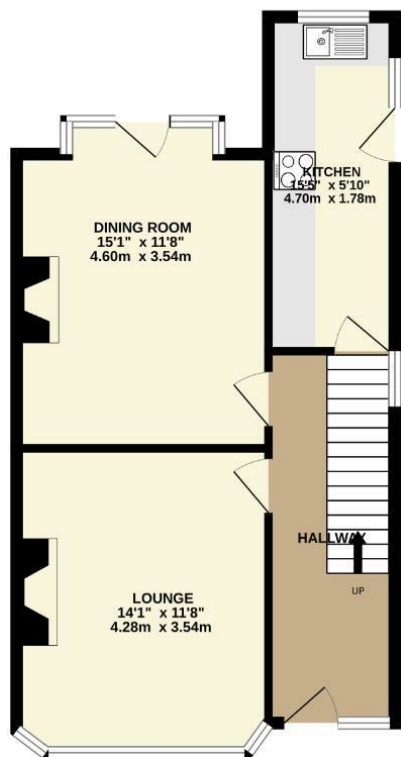
An Edwardian style bay fronted semi detached property in a well regarded residential location just off Walmersley Road in Seedfield, around half a mile from Bury town centre. The location offers excellent access & is within walking distance to Bury town centre, with Clarence Park & Burrs Country Park being on your doorstep, yet with junction 1 M66 being only a short drive. The property offers spacious accommodation over two floors with the glamour of the Edwardian era. With gas central heating and upvc double glazing the accommodation briefly comprises: entrance hall, lounge with bay window to the front, dining room/sitting room with wood burning stove and access onto the rear gardens, modestly extended kitchen with a range of built in appliances, first floor landing three bedrooms and a generously proportioned three piece bathroom. To the outside there are well maintained and matured gardens to the front and rear with an exceptional garden shed/summer house.

Tenure - Leasehold from 1932 for 999 years
Ground rent payable £4 per annum
Council Tax Banding C
EPC Rating - D

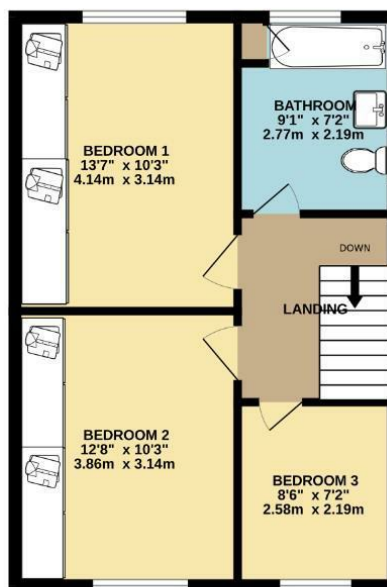




GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

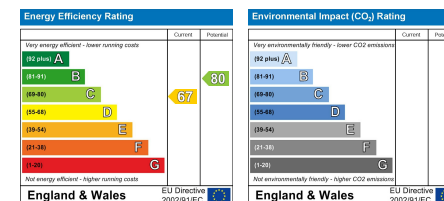


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2025



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.