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9 WEAVER DRIVE
Bury, BL9 6QY
Offers Over £325,000

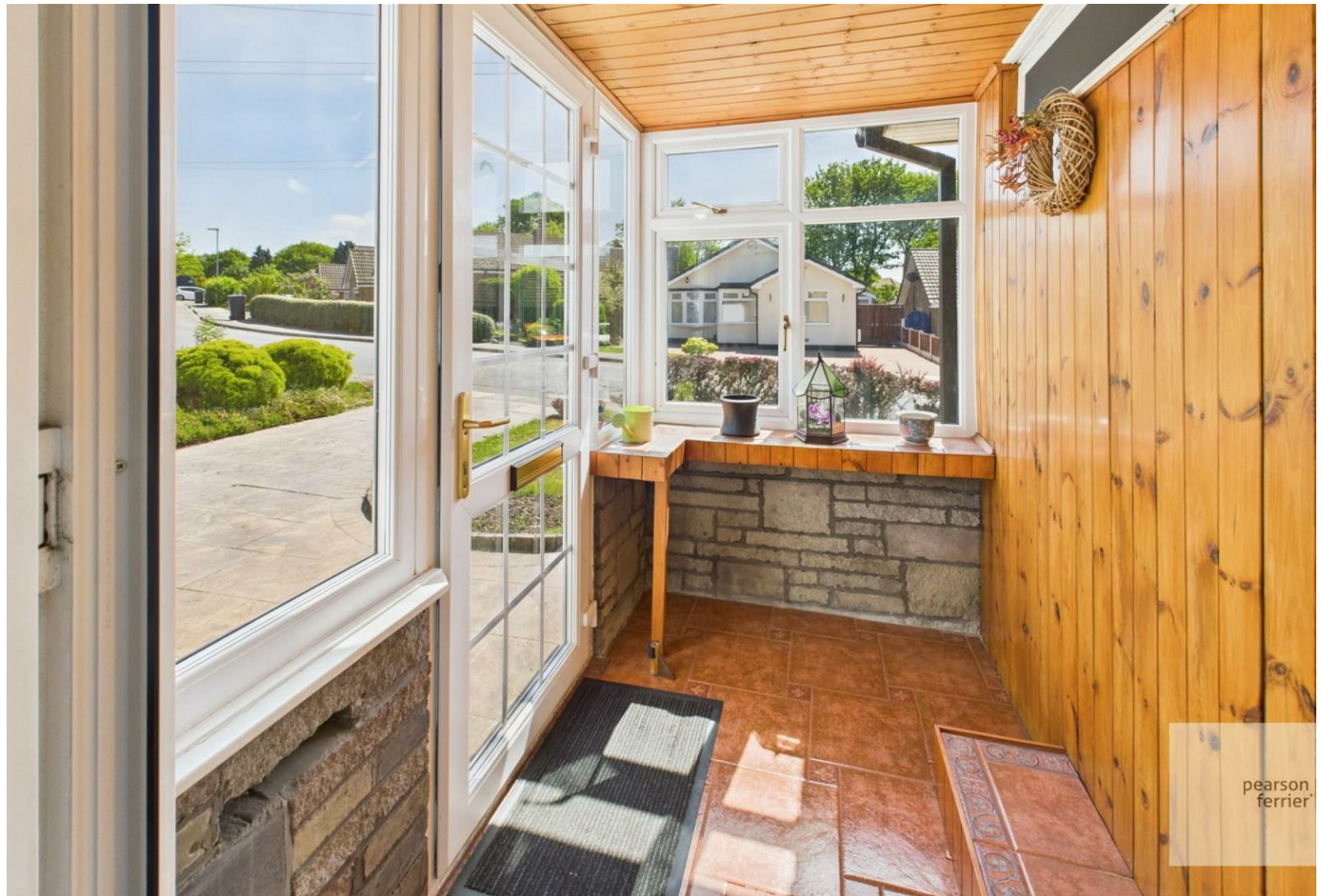
9 WEAVER DRIVE

Property at a glance

- DETACHED FAMILY HOME
- PROMINENT RESIDENTIAL LOCATION
- EASY ACCESS TO BURY CENTRE & ON DOORSTEP OF COUNTRYSIDE
- THREE BEDROOMS (ONE ON GROUND FLOOR)
- GROUND FLOOR W.C. & SHOWER ROOM
- ATTACHED GARAGE
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- COSMETIC WORK REQUIRED BUT MASSES OF POTENTIAL
- NO ONWARD CHAIN

A well kept detached chalet bungalow located on Weaver Drive in an area known locally as The Rivers Estate. The property has been in the same family ownership for many years and whilst new owners will want to make internal improvements in line with modern trends, the property has been well loved and has obviously been a cherished family home over a number of decades. With gas fired central heating and upvc double glazing the accommodation briefly comprises: Entrance porch, inner hall with cloakroom w.c. off, separate shower room, lounge, dining kitchen, ground floor main bedroom, first floor landing and a further two double bedrooms. To the outside there are matured gardens to the front and rear with a side driveway leading to the attached single garage. The plot does provide good opportunity to extend the accommodation over the garage to provide more bedroom and bathroom spaces if required and subject to the necessary approvals.

Tenure Leasehold 999 years from 1967
Ground rent tbc
EPC Rating tbc
Council Tax Band D







Floor 0



Floor 1

Approximate total area⁽¹⁾
117.8 m²
Reduced headroom
3.1 m²

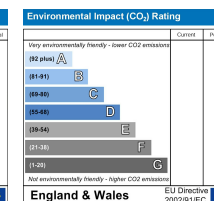
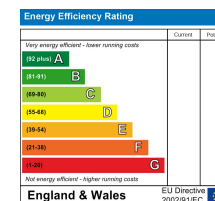
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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