



pearson  
ferrier®



17 AVON DRIVE  
Bury, BL9 6SN  
£495,000



# 17 AVON DRIVE

## Property at a glance

- BEAUTIFULLY PRESENTED AND SUBSTANTIALITY EXTENDED DETACHED PROPERTY
- LOCATED IN ONE OF OUR REGIONS MOST SOUGHT AFTER LOCATIONS
- RESTORED TO EXACTING STANDARDS WITHIN THE LAST SEVEN YEARS
- FOUR DOUBLE BEDROOMS (BEDROOMS TWO & THREE SHARED ENSUITE)
- FABULOUS DINING KITCHEN WITH A RANGE OF APPLIANCES
- PROFESSIONALLY LANDSCAPED LOW MAINTENANCE REAR GARDENS
- SUMMERHOUSE WITH SAUNA
- GARAGE/STORAGE WITH REMOTE DOOR
- SOLAR PANELS INSTALLED

A beautifully presented and thoroughly modernised detached family home situated on Avon Drive in one of our regions most aspirational residential areas. The property has been completely upgraded within the last 7 years to include professionally landscaped gardens with summerhouse and sauna. The accommodation is immaculate throughout and benefits from combination gas central heating fired by a Vaillant boiler and the latest upvc double glazing. Briefly the accommodation comprises: entrance hall with guest w.c. off, lounge through dining area, superb dining kitchen with a range of cooking appliances, utility room, first floor landing, four double bedrooms (bedrooms two and three shared ensuite facilities) and main family bathroom with jacuzzi bath. To the outside there are professionally landscaped and low maintenance gardens, the front is predominantly laid with tarmac to provide onsite parking. To the rear there is a terraced patio area and artificial lawned garden leading up to the summerhouse equipped with a sauna.

Council Tax Banding - D

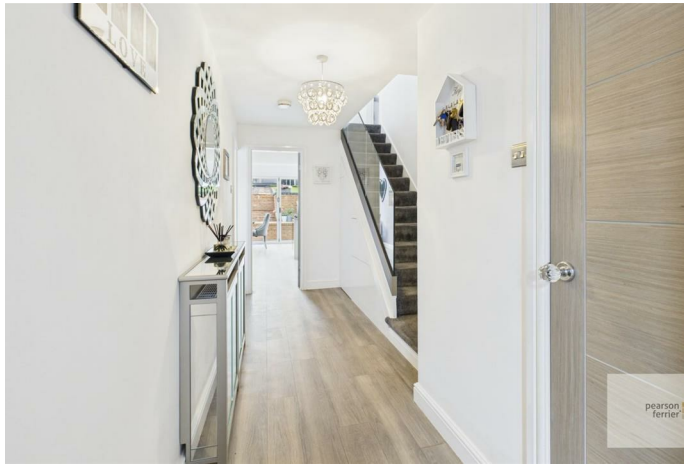
Tenure - Leashold (from 967, 941 years remaining)

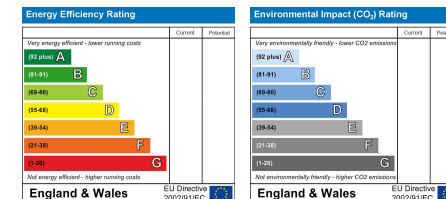
Ground Rent - £20 per annum

EPC - tbc









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