



11 LYONS DRIVE
Bury, BL8 2EA
Offers In The Region Of £365,000

11 LYONS DRIVE

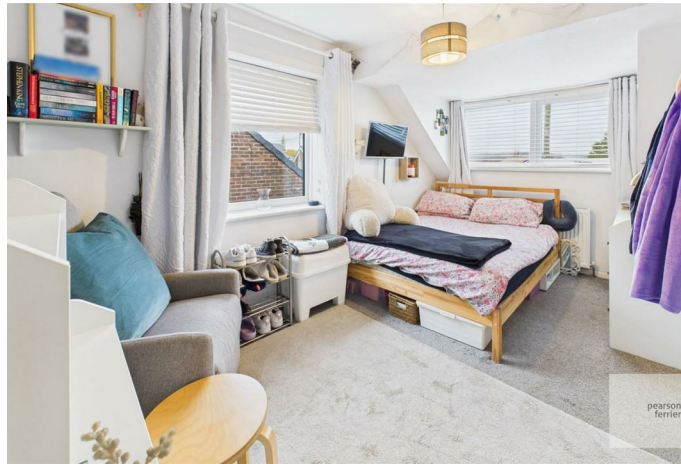
Property at a glance

- SUBSTANTIALLY EXTENDED DORMER SEMI-DETACHED
- POPULAR SEDDONS FARM ESTATE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER (32ft)
- SELF CONTAINED ANNEX
- VERSATILE ACCOMMODATION

Deceptively spacious four bedroom semi-detached dormer bungalow property located on the ever popular Seddons Farm estate just off Bolton Road. The property has been extended to the rear & side & offers versatile accommodation and is currently set up as a three bedroom semi-detached with self contained annex but has a multitude of configurations and uses. The location offers excellent access and transport links to Bury & Bolton town centres with local shops and some of the best primary schools in the area (Chantlers Primary & Greenhill Primary both Ofsted good). In brief the property comprises of; Entrance hall, open plan lounge/Kitchen/Diner (32ft), guest w.c and third bedroom to the ground floor. To the first floor is a landing, two double bedrooms and shower room. To the annexe is an open plan lounge/kitchen, double bedroom and shower room.

Tenure - Leasehold - 999 years from 1 April 1959
Ground Rent £7
Council Tax Band - C
EPC - tbc







Floor 0



Floor 1

Approximate total area⁽¹⁾

113.9 m²

Reduced headroom

1.4 m²

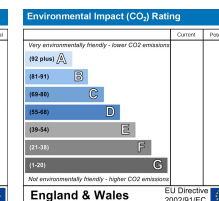
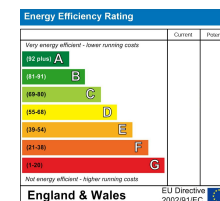
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.