



pearson
ferrier®



5 ROSE GROVE

Bury, BL8 2UJ

Offers In The Region Of £420,000

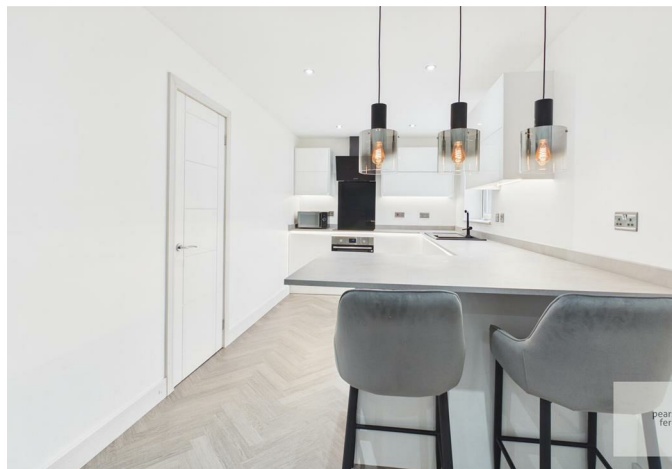
5 ROSE GROVE

Property at a glance

- FREEHOLD DETACHED
- FOUR BEDROOMS
- POPULAR AINSWORTH CHASE DEVELOPMENT
- EXCELLENT SCHOOL CATCHMENT AREA
- STUNNING KITCHEN/DINER
- CONSERVATORY
- IDEAL FOR A GROWING FAMILY

Immaculately presented four bedroom FREEHOLD detached property located on the ever popular Ainsworth Chase development just off Ainsworth Road. The immediate area is very highly regarded due to its proximity to Bury & Bolton town centres, but more importantly perhaps is the variety of highly regarded primary Schools (Chantlers Primary & Lowercroft Primary both Ofsted Good) and secondary schools (Elton High Ofsted Good) and local countryside all within walking distance, making this property ideal for a growing family. In Brief the property comprises of: Entrance hall, lounge, stunning kitchen/diner and conservatory. To the first floor are four generous bedroom with the main bedroom being en-suite and a family bathroom. The property benefits from driveway and integral garage and really must be viewed to appreciate the location and the accommodation on offer.

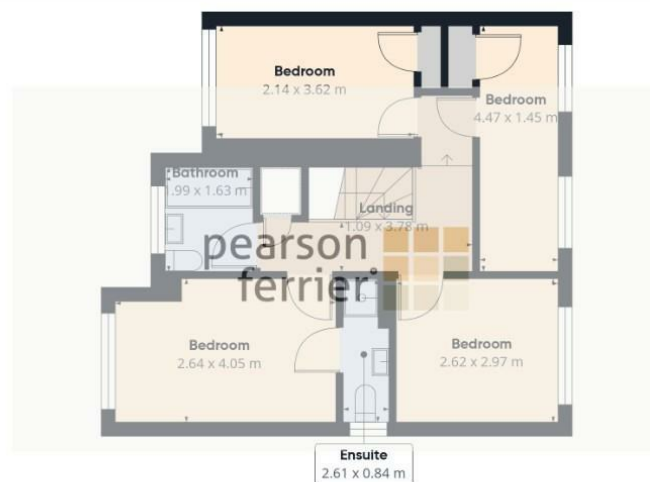
Tenure - Freehold
EPC - C
Council Tax Band - E







Floor 0



Floor 1

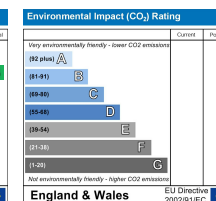
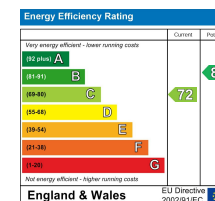
Approximate total area⁽¹⁾
115.5 m²

(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.