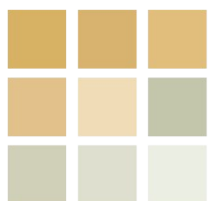




pearson
ferrier®



74 RIBBLE DRIVE
Bury, BL9 6RT
Offers In The Region Of £240,000

74 RIBBLE DRIVE

Property at a glance

- STUNNING EXTENDED MID TERRACE
- THREE BEDROOMS
- FREEHOLD
- LANDSCAPED WESTELY FACING REAR GARDEN
- CLOSE TO LOCAL COUNTRYSIDE
- VIEWING ESSENTIAL

Stunning extended three bedroom property located in a convenient location just off Walmersley Road. The location offers excellent access to Bury town centre, local shops, schools & amenities with junction one M66 being only a short drive and local countryside being on your doorstep. The property really must be viewed to appreciate the current owners attention to detail and living accommodation on offer. In brief the property comprises of: Entrance hall, lounge, kitchen/diner and extended family room with bi-fold doors to the landscaped garden. To the first floor and three bedrooms and family bathroom. The property is ideal for first time buyers and growing families alike.

Tenure - Freehold
Council Tax Band - A
EPC - tbc







Floor 0



Floor 1

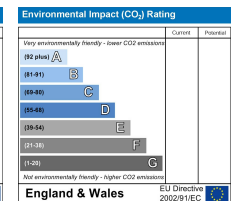
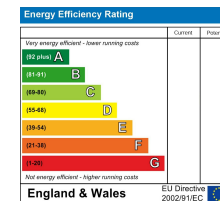
Approximate total area⁽¹⁾
81.7 m²

(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.