



pearson  
ferrier®



4 PATERDALE DRIVE  
Bury, BL9 9PZ  
Offers Over £220,000

# 4 PATTERDALE DRIVE

## Property at a glance

- TRADITIONAL SEMI DETACHED PROPERTY
- SUBSTANTIAL EXTENSION TO THE GROUND FLOOR
- THREE DOUBLE BEDROOMS (TWO FITTED)
- WETROOM STYLE ENSUITE OFF THE GROUND FLOOR BEDROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- DRIVEWAY & LOW MAINTENANCE GARDENS

A traditional semi detached property, originally constructed during the 1950s and having been substantially extended at ground floor level to provide spacious and adaptable family accommodation. Patterdale Drive is located just south of Bury town centre in a popular residential location with easy access to Bury, Whitefield and Radcliffe town centres. The property has gas fired central heating with a Vaillant combination boiler and of course upvc double glazing throughout, the accommodation briefly comprises: entrance vestibule, lounge with open plan staircase to the first floor, fitted kitchen with a range of freestanding appliances, ground floor bedroom with built in wardrobes leading to a fabulous three piece wetroom ensuite. To the first floor there is a landing and two double bedrooms together with a three piece bathroom. To the outside there are low maintenance gardens to the front and rear and a flagged driveway providing off road parking. There is potential to split one of the upstairs bedrooms to create a fourth bedroom or maybe there is the possibility of extending over the current extension (subject to necessary approvals).

Tenure - Leasehold residue of 999 years from 1956  
Ground Rent - tbc  
Council Tax Banding - B  
EPC Rating - D







Bury Office  
 435/7 Walmsley 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.