pearson ferrier®

4 CALDER CLOSE

Bury, BL9 6SW

Offers In The Region Of £350,000

4 CALDER CLOSE

Property at a glance

- DETACHED PROPERTY
- STUNNING VIEWS TO THE REAR
- THREE BEDROOMS
- NEW KITCHEN & WINDOWS FITTED 2022
- POPULAR RIVERS ESTATE
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL COUNTRYSIDE

STUNNING VIEWS TO THE REAR
Beautifully presented three bedroom detached property with fabulous open views to the rear across adjacent farmland. The property is located on one of the areas most prestigious housing estates known locally as the Rivers estate just off Walmersley Road and offers excellent access & transport links to Bury & Ramsbottom centres with local countryside being literally on your doorstep yet with Junction 1 M66 being only a short drive. The property has been vastly improved by the current owners who installed a new kitchen & double glazing (2022) and Vaillant gas fired combination boiler (2020). In brief the property comprises of; Porch, entrance hall with guest w.c off, lounge through diner and dining/kitchen. To the first floor are three bedrooms and contemporary family shower room. The property benefits from driveway & garage providing off road parking, gardens to the front & rear and is ideal family home and must be appreciated to appreciate the position and stunning views to the rear.

Tenure - Leasehold - 999 years from 30 June 1967
Ground Rent - £20
EPC - C
Council Tax Band - D

Floor 0

Floor 1

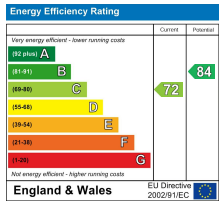
Approximate total area[1]

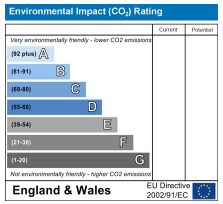
106.4 m²

(1) Excluding balconies and terraces

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

pearson ferrier®

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.