



1 Eagley View, Bury

Miller Metcalfe
Every step of the way

1 Eagley View

Bury

Situated on the popular Seddons Farm development in Bury, this beautifully presented three-bedroom semi-detached property offers modern living, generous accommodation and a stunning low-maintenance garden. Ideally positioned close to a range of reputable schools, local amenities and excellent transport links, this is a fantastic home for families and professionals alike.

The property is presented to a high standard throughout, with **new flooring across the home** and a modern, stylish finish.

Upon entering, you are welcomed into a **spacious living room**, offering plenty of room for relaxing and entertaining. Patio doors provide a seamless connection to the rear garden, allowing the space to be flooded with natural light and creating an inviting indoor-outdoor feel.

The **modern fitted kitchen** provides a practical and contemporary space, while the recently fitted **modern family bathroom** adds a fresh and stylish touch.

Upstairs, there are **three generously sized double bedrooms**, including a superb master bedroom complete with its own **en-suite shower room**.

Externally, the property continues to impress, with a **double driveway** providing ample off-road parking to the front. To the rear is a particularly attractive **low-maintenance garden**, featuring a stylish **pergola**, making it the perfect space for outdoor dining, entertaining or simply enjoying the warmer months.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

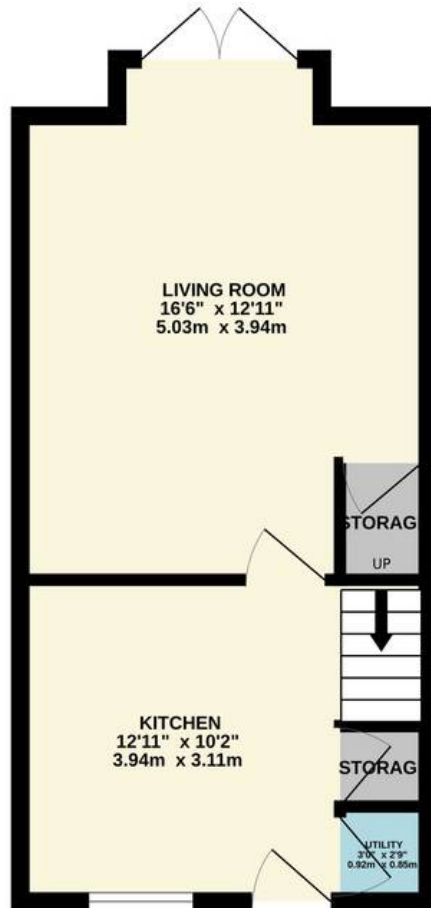




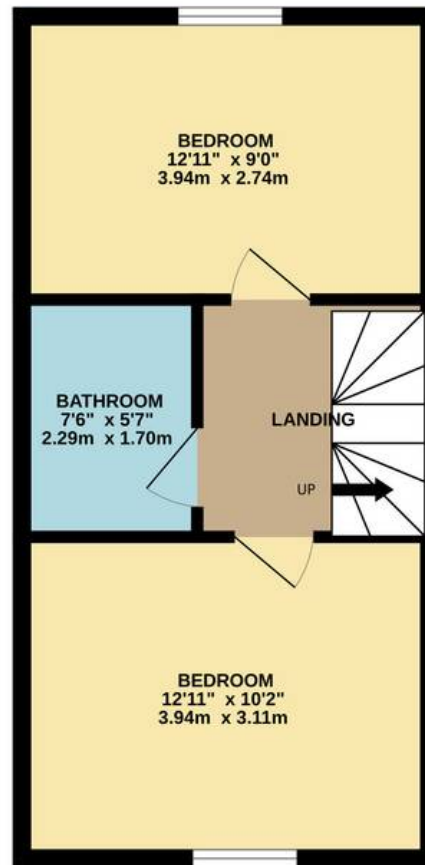




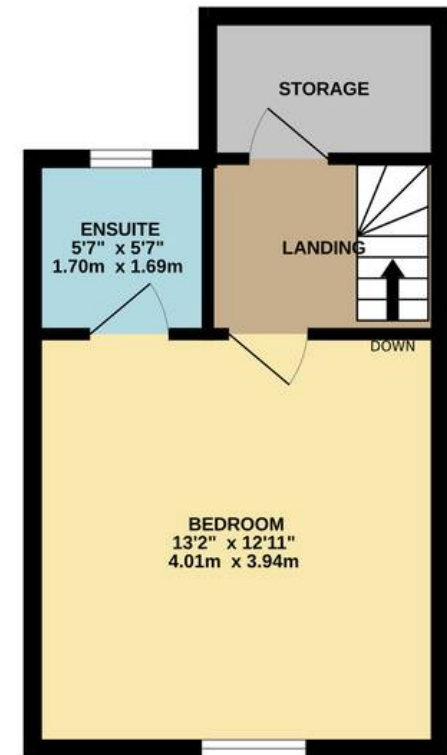
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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