



pearson
ferrier®



2 FALSHAW DRIVE
Bury, BL9 5LH
£499,950

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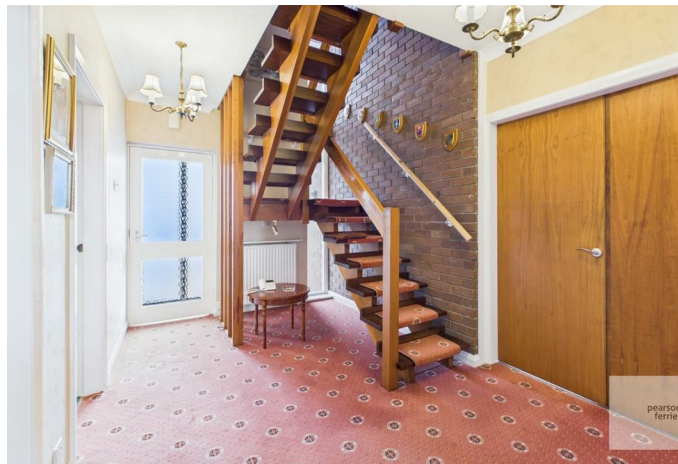
Property at a glance

- FREEHOLD DETACHED FAMILY HOME
- PRESTIGIOUS LOCATION WITH OPEN VIEWS TO THE REAR
- GREAT POTENTIAL TO EXTEND THE ACCOMMODATION IF REQ'D
- FOUR GOOD SIZED BEDROOMS
- CONTEMPORARY FOUR PIECE BATHROOM SUITE
- GLAMOROUS LOUNGE & SEPARATE DINING ROOM
- KITCHEN & SEPARATE UTILITY ROOM
- ATTACHED DOUBLE GARAGE
- MATURED GARDENS, NO ONWARD CHAIN

Located in one of our regions most sought after residential areas with easy access to Bury town centre, less than half a mile to the nearest motorway junction and yet with fabulous open views to the rear across adjacent farmland. This FREEHOLD property has been in the same family ownership for many years and offers new owners great potential to extend the accommodation and an opportunity to personalise the interior to their own preference. We understand the property was originally constructed in 1967 as a bespoke built four bedroom detached home on a generous plot with matured gardens to the front, side and rear and the benefit of an attached double garage. The property of course has been upgraded over the years and includes upvc double glazing and conventional gas central heating and the current accommodation briefly comprises: entrance porch, inner hall with guest w.c. off, very impressive dual aspect lounge, dining room, kitchen with granite worktops and integrated Neff cooking suite, utility room, first floor landing, four good sized bedrooms and a contemporary four piece bathroom with separate shower. To the outside there are lawned gardens to the front, side and rear with a generous block paved driveway leading to the attached double garage.

Tenure - Freehold
Council Tax Banding - G
EPC Rating - E

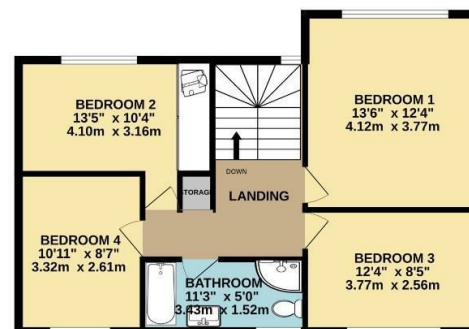




GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.

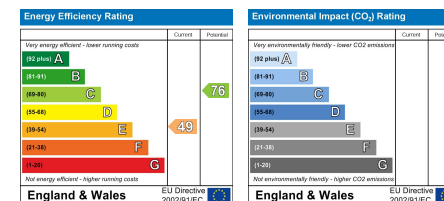


1ST FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.0 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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