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851 BURNLEY ROAD

Bury, BL9 5JT

Offers Over £600,000

851 BURNLEY ROAD

Property at a glance

- MOST UNUSUAL OPPORTUNITY
- MODERN DETACHED HOME WITH c1.5 ACRE GARDENS
- FOUR DOUBLE BEDROOMS
- EXTENDED AT GROUND FLOOR LEVEL
- DOUBLE GARAGING FROM REAR SERVICE ROAD
- CUL-DE-SAC LOCATION
- NUMEROUS OUTBUILDINGS
- HUGE POTENTIAL
- FREEHOLD

Offering huge potential, 851 Burnley Road is a modern FREEHOLD detached family home situated on a cul-de-sac within easy reach of both Bury town centre and the nearby motorway network. Over the last 50 years our vendors have acquired the land adjacent to the property and have created gardens of around 1.5 acres which include a large section of Walmersley Brook together with numerous outbuildings, patios and rockeries surrounding a central lawn.
The main house has been extended at ground floor level to create a fabulous sitting room with views overlooking the gardens. There are four double bedrooms, three with ensuite facilities together with a main bathroom. Downstairs there is a formal lounge, dining room, day room, kitchen, study, guest cloakroom and summer 'lean-to' style conservatory. Some modernisation works are required, but this is most definitely a rare find and an opportunity to create a desirable home in a well regarded residential location.

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

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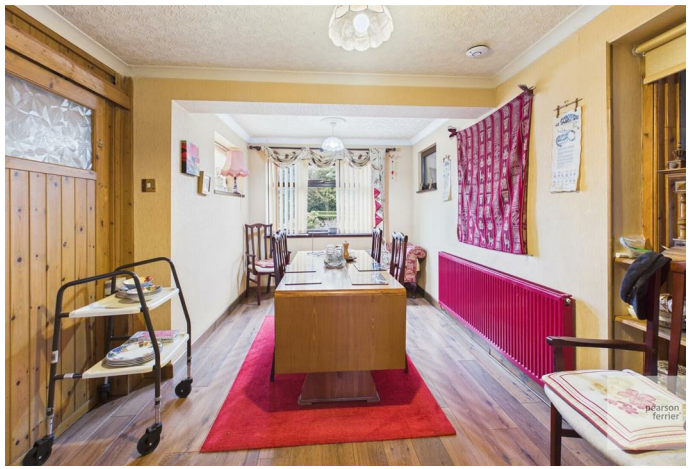
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Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

237.3 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.

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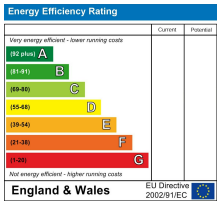

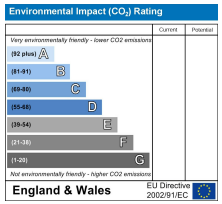

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