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6 HOW LEA DRIVE  
Bury, BL9 5HR  
Offers In The Region Of £345,000

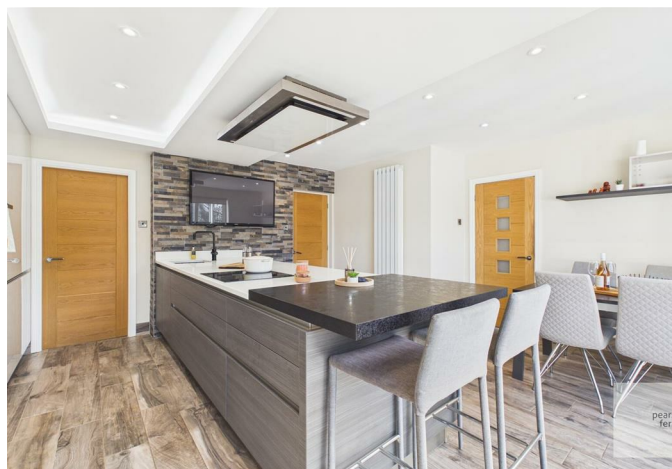
## 6 HOW LEA DRIVE

### Property at a glance

- EXTENDED SEMI-DETACHED
- STUNNING INTERIOR
- THREE BEDROOMS + LOFT ROOM
- SPACIOUS KITCHEN/DINER WITH V ZUG APPLIANCES
- WESTLEY FACING REAR GARDEN OVER LOOKING BURRS COUNTRY PARK
- VIEWING IS ESSENTIAL

Rarely does a property of this calibre come to the market! A truly stunning FREEHOLD extended semi-detached property with three double bedrooms and additional loft room and backs onto Burrs Country Park. The property really must be viewed to really appreciate the stunning internal condition with contemporary bathrooms and stunning kitchen/diner with V Zug appliances & under floor heating. The location offers excellent access to the Bury & Ramsbottom centres, with local shops, amenities and Burrs Country Park literally on your doorstep. In brief the property comprises of Entrance hall with under floor heating, guest w,c, lounge, office/snug, kitchen/diner with under floor heating and utility room. To the first floor are three fitted double bedrooms (second bedroom with ensuite) and contemporary four piece family bathroom and stairs leading to the loft room. The property also benefits from off road parking to the front and westerly facing low maintenance garden to the rear which overlooks Burrs country park with a brick built garden room currently used as a gym but would make an ideal office, bar or treatment room.

Tenure - Freehold  
EPC - tbc  
Council Tax Band - C







| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92 plus                                     | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 49-54                                       | E |                         |           |
| 41-48                                       | F |                         |           |
| 31-40                                       | G |                         |           |
| 1-30                                        |   |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| 92 plus                                                         | A |                         |           |
| 81-91                                                           | B |                         |           |
| 69-80                                                           | C |                         |           |
| 55-68                                                           | D |                         |           |
| 49-54                                                           | E |                         |           |
| 41-48                                                           | F |                         |           |
| 31-40                                                           | G |                         |           |
| 1-30                                                            |   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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