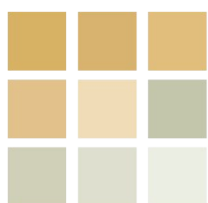




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Property at a glance

- SEMI DETACHED DORMER BUNGALOW
- FOUR BEDROOMS
- VERSATILE ACCOMMODATION
- POPULAR RESIDENTIAL ESTATE
- IDEAL FOR A GROWING FAMILY

A beautifully presented four bedroom semi detached dormer bungalow located on one of the areas most prestigious housing estates known locally as the Rivers estate just off Walmersley Road. The location offers excellent access & transport links to Bury & Ramsbottom centres with amenities and local countryside being on your doorstep yet with Junction 1 M66 being only a short drive. The property is ideal for a growing family and really must be viewed to appreciate the versatility of the accommodation on offer. In brief the property comprises of: Porch, entrance hall, lounge/diner (over 23ft), dining room, utility/guest w.c, kitchen and rear porch. To the first floor are four bedrooms (three being double) and family bathroom. The property benefits from garden to the front & rear with driveway leading to the side to a detached garage.

Tenure - Leasehold - 999 years from 30 June 1967
Ground Rent - £17.50
Council Tax Band - D
EPC- D







Floor 0



Floor 1

Approximate total area⁽¹⁾
103.8 m²
Reduced headroom
0.7 m²

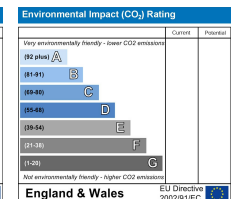
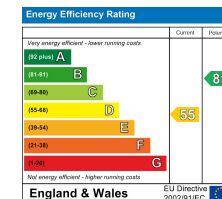
(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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



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