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39 LAKESIDE
Bury, BL9 9TX
Offers In The Region Of £435,000

39 LAKESIDE

Property at a glance

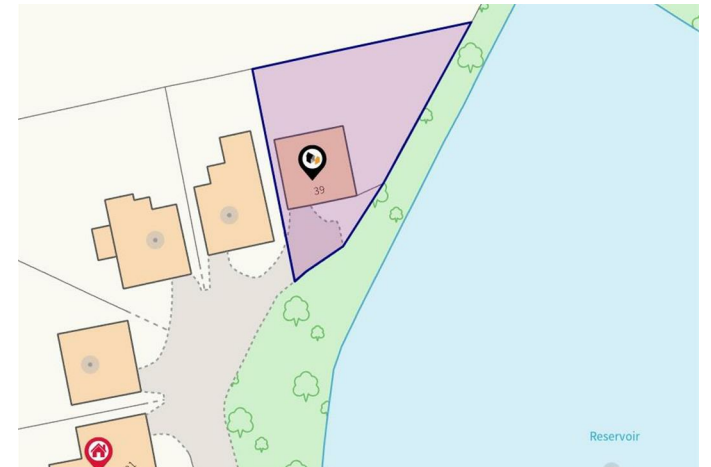
- FREEHOLD MODERN DETACHED FAMILY HOME
- UNRIVALLED POSITION OVERLOOKING LAKESIDE LODGE
- HUGE POTENTIAL TO DEVELOP TO CREATE UNIQUE PROPERTY
- GOOD SIZED GARDENS
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION HEATING & UPVC DOUBLE GLAZED
- NO ONWARD CHAIN
- COSMETIC WORK REQUIRED

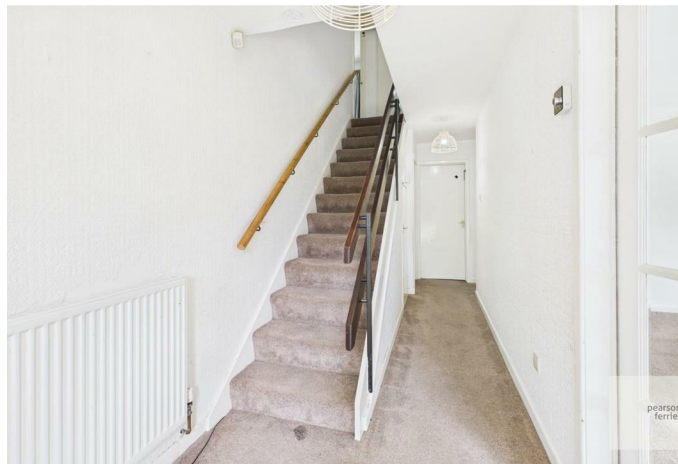
A truly exceptional opportunity to purchase this FREEHOLD four double bedroom detached property in a 'one off' position, occupying a generous corner plot with fantastic views overlooking Lakeside Lodge. The potential with this property is truly immense, the position is considered to be the best in the area at the end of a cul-de-sac with no passing traffic. The side and rear gardens would provide any buyer with the opportunity to extend the accommodation to create a truly enviable home. Despite the 'tucked away' location, the property is more or less midway between Bury & Whitefield town centres and is within easy reach on the motorway network providing an easy commute to most North West cities. The property does require some cosmetic improvements but there is upvc double glazing and combination gas central heating fired by a Worcester boiler. The accommodation briefly comprises: entrance hallway, separate living room, dining room, kitchen, guest cloakroom/w.c., first floor landing, four double bedrooms (two have fitted cupboards) and main four piece bathroom. To the outside there is driveway parking leading to the garage, pathway to leading to the rear of the property, lawned garden and paved patio.

Tenure Freehold

Council tax band E

EPC Rating D







Floor 0



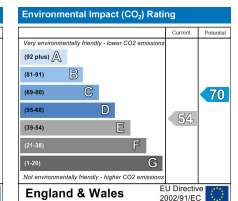
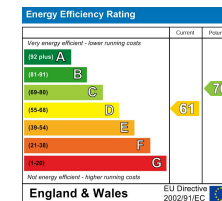
Floor 1

Approximate total area^m
117.1 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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