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RESIDENTIAL DEVELOPMENT 97 MATHER ROAD

Bury, BL9 6RD

Prices From £525,000

# 97 MATHER ROAD

## Property at a glance

- UNDER CONSTRUCTION DUE LATE SUMMER 2025
- FOUR BEDROOM DETACHED HOME
- NON ESTATE SEMI RURAL POSITION
- TWO MILE BURY TOWN CENTRE - 1 MILE MOTORWAY JUNCTION
- ALL BEDROOMS ENSUITE PLUS FAMILY BATHROOM
- LATEST BUILDING TECHNOLOGY
- GARDENS, DRIVEWAY & GARAGING
- FREEHOLD

TWO BRAND NEW STONE FRONTED PRESTIGIOUS HOMES IN THE WALMERSLEY AREA OF BURY - COMING SOON.

These two brand new stone fronted executive homes currently under construction are due to be completed towards the end of Summer 2025. These twin style properties will benefit from four generously sized bedrooms two of which being en-suite, that will profit with all the new building technologies and energy efficient materials. These high calibre homes will reap the benefits of their prominent 'quiet back water location' which may be regarded as a 'non estate' position. With easy access to Bury town centre, the nearby motorway network and yet on the doorstep of open countryside.

Upon arrival, a most impressively presented driveway space is met with a garage to welcome you to your home. Briefly the accommodation comprises: Entrance hall, with access to the first floor, lounge with patio doors, guest w.c., kitchen/ dining room fitted with the latest appliances, utility room, garage space, first floor landing with access to second floor, three bedrooms, complimented with one en-suite bathroom and one principal bathroom, walk in wardrobe, office space to front, second floor landing area, master bedroom, accompanied with a en-suite bathroom.

Please find all available documents, as well as the plans on Bury Council website via the reference number - 66156.

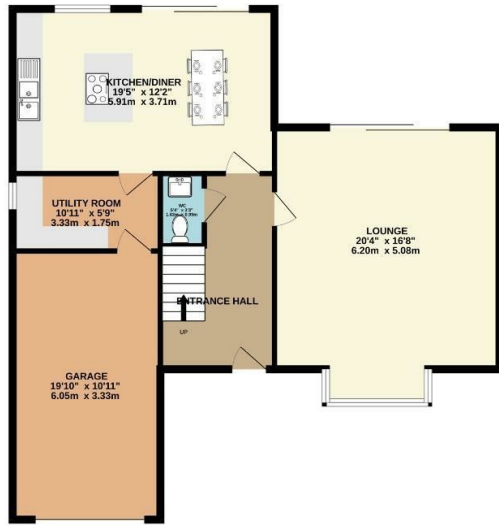
For further information, please contact a member of the team on 0161 764 4440.

Tenure - Freehold  
Council tax band - tbc  
EPC Rating - tbc

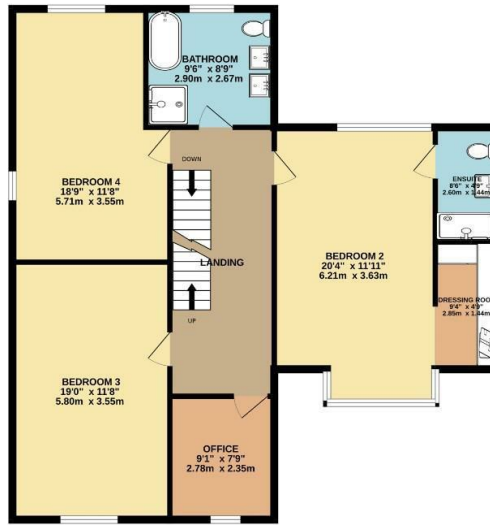




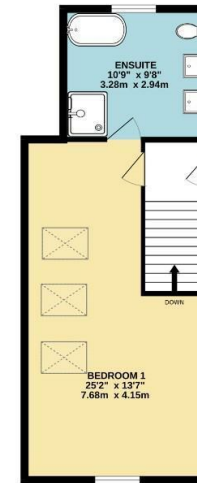
GROUND FLOOR  
854 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR  
1319 sq.ft. (121.7 sq.m.) approx.

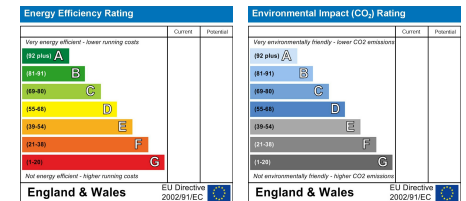


2ND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 2449 sq.ft. (227.5 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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