



11 LYONS DRIVE
Bury, BL8 2EA
Offers In The Region Of £365,000

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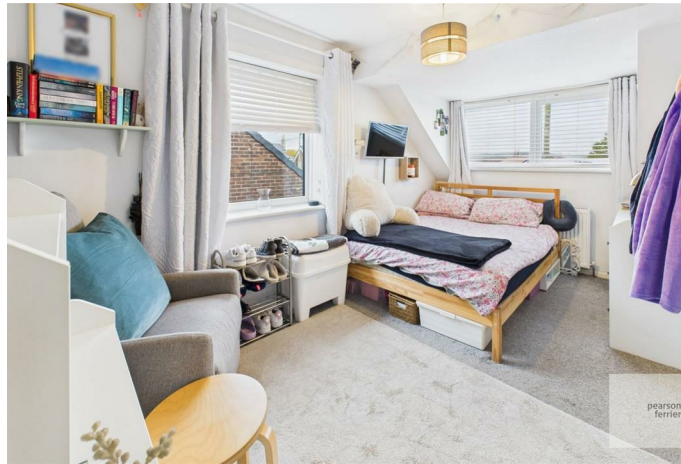
Property at a glance

- SUBSTANTIALLY EXTENDED DORMER SEMI-DETACHED
- POPULAR SEDDONS FARM ESTATE
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER (32ft)
- SELF CONTAINED ANNEX
- VERSATILE ACCOMMODATION

Deceptively spacious four bedroom semi-detached dormer bungalow property located on the ever popular Seddons Farm estate just off Bolton Road. The property has been extended to the rear & side & offers versatile accommodation and is currently set up as a three bedroom semi-detached with self contained annex but has a multitude of configurations and uses. The location offers excellent access and transport links to Bury & Bolton town centres with local shops and some of the best primary schools in the area (Chantlers Primary & Greenhill Primary both Ofsted good). In brief the property comprises of; Entrance hall, open plan lounge/Kitchen/Diner (32ft), guest w.c and third bedroom to the ground floor. To the first floor is a landing, two double bedrooms and shower room. To the annexe is an open plan lounge/kitchen, double bedroom and shower room.

Tenure - Leasehold - 999 years from 1 April 1959
Ground Rent £7
Council Tax Band - C
EPC - tbc







Floor 0



Floor 1

Approximate total area⁽¹⁾

113.9 m²

Reduced headroom

1.4 m²

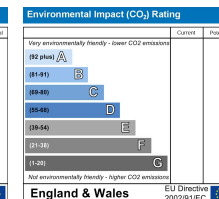
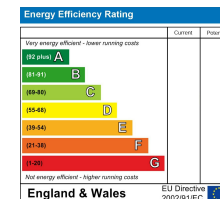
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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