pearson ferrier®

34 HUMBER DRIVE

Bury, BL9 6SJ

£375,000

34 HUMBER DRIVE

Property at a glance

- MODERN DETACHED FAMILY HOME
- CORNER POSITION WITH GOOD POTENTIAL TO EXTEND
- FOUR BEDROOMS
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- ATTACHED DOUBLE GARAGE WITH EV CHARGING POINT
- GARDENS TO THREE SIDES
- NO ONWARD CHAIN

A prominently positioned modern detached family home in a corner position on Humber Drive and offering great potential to extend and improve subject to requirements and approvals. Humber Drive forms part of The Rivers Estate due to all the roads being named after major British rivers, open countryside is literally round the corner and yet Bury town centre and the nearest motorway access are both approximately 1 mile away. The property is being offered for sale with no onward chain and benefits from gas central heating and upvc double glazing. Briefly the accommodation comprises: entrance hall with guest cloakroom/w.c. off, good sized dining kitchen and extensive dual aspect lounge. To the first floor there is a good sized landing, four bedrooms and a three piece bathroom with thermostatic shower over the bath. To the outside there are gardens to three sides with a concrete printed driveway leading to the attached double garage with remotely operated door and EV charging point.

Tenure - Leasehold for the residue of 999 years from June 1967
Council Tax Banding - E
EPC Rating - C

Floor 0

Floor 1

Approximate total area[1]

133.8 m²

Reduced headroom

0.1 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.

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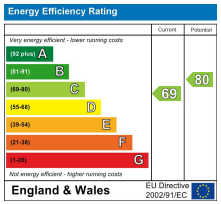

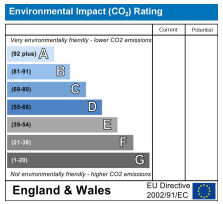

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