



26 AVON DRIVE
Bury, BL9 6SN
Offers Over £400,000

26 AVON DRIVE

Property at a glance

- MODERN DETACHED FAMILY HOME
- ENVIALE POSITION WITH SOUTH FACING VIEWS OVER FARMLAND
- GREAT POTENTIAL TO EXTEND FURTHER
- PREVIOUSLY EXTENDED TO THE GROUND FLOOR
- THREE BEDROOM (ALL FITTED) & TWO GOOD SIZED RECEPTION ROOMS
- COMBINATION GAS CENTRAL HEATING & UPVC D.G.
- GOOD SIZED GARAGE WITH REMOTELY OPERATED DOOR
- KITCHEN PLUS UTILITY SPACE
- GARDENS FRONT AND REAR

Largely extended to the ground floor by our vendors family some years ago, an impressive modern detached family home, located in this highly regarded residential location and having fabulous open views to the rear across adjacent farmland. The property is in good condition but will require some cosmetic upgrading inline with modern fashions, however there is great potential to extend the accommodation further and/or build over the double garage to create further bedroom accommodation (subject to approvals). With gas central heating and upvc double glazing, the accommodation briefly comprises: Entrance vestibule, inner hall with guest w.c. off, lounge, extended sitting room/dining room, kitchen with utility area off, garage with remotely operated door, first floor landing, three bedrooms (all with fitted furniture) and three piece shower room with thermostatic shower. To the outside there are garden areas to the front and rear, a recently laid block paved driveway leading to the garage and to the rear a relatively low maintenance rear garden with artificial lawns, patios and well stocked borders. The rear gardens face more or less due south and have open views across neighbouring farmland.

Tenure - Leasehold with the residue of 999 years from 1967.

Ground rent tbc

Council Tax Band - E

EPC Rating - E







Floor 0

Approximate total area⁽¹⁾
134.8 m²



Floor 1

(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.

GIRAFFE 360

	Energy Efficiency Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

	Environmental Impact (CO ₂) Rating	
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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