



pearson  
ferrier  *a property for everyone*

25 BRIERFIELD DRIVE  
Bury, BL9 5JJ  
Offers In The Region Of £300,000



# 25 BRIERFIELD DRIVE

## Property at a glance

- SPACIOUS SEMI DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- STUNNING OPEN ASPECT VIEWS TO THE REAR
- WALKING DISTANCE TO BURRS COUNTRY PARK
- GOOD ACCESS TO M66 MOTORWAY
- GOOD LOCAL AMENITIES INCLUDING SPRINGSIDE PRIMARY SCHOOL
- QUIET LOCATION
- VIEWING ESSENTIAL
- NO ONWARD CHAIN

A spacious semi detached family home situated on Briefield Drive, off Springside Road, on the fringe of open countryside and Burrs Country Park and yet only approximately 1.5 miles to Bury town centre and less than half a mile to the nearest motorway junction. The property has been in the same ownership for many decades and whilst some basic upgrades have been carried out over the years it is evident that a scheme of modernisation works will be required to bring the property up to current day standards. However there is no end of potential to create your own bespoke home with the possibility of extending to the rear to enjoy the wonderful south westerly views over nearby farmland. The current accommodation comprises: three double bedrooms, bathroom, W.C., lounge, dining room, kitchen, hallway and garage. There is a garden area and driveway to the front, whilst there is a garden area to the rear with open aspect views. If you are a family looking for your forever home then this should be on your to view list, There is no onward chain so call us to view immediately.





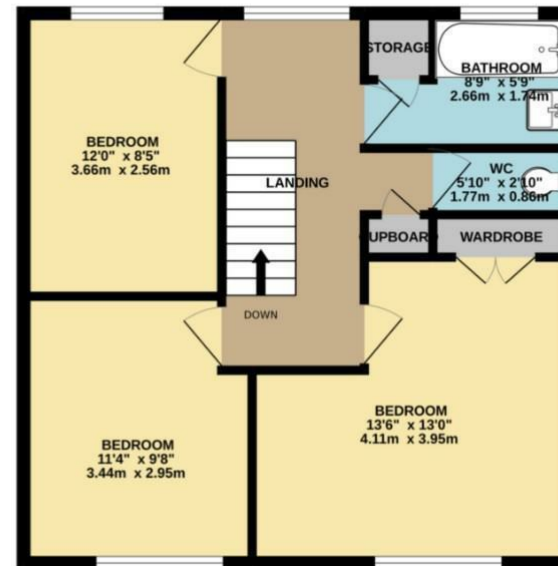




GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

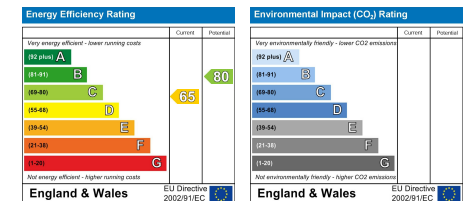


1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 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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