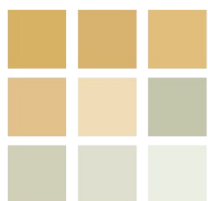




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11 STOKESAY CLOSE
Bury, BL9 8DB
£425,000

11 STOKESAY CLOSE

Property at a glance

- WELL REGARDED CUL-DE-SAC LOCATION
- FOUR GENEROUSLY SIZED BEDROOM ACCOMMODATIONS
- GENEROUSLY SIZED REAR GARDEN
- UTILITY ROOM
- EN SUITE SHOWER ROOM (in main bedroom)
- EASY MOTORWAY ACCESS WITH GOOD LOCAL AMMENITIES
- SUBSTANTIAL DETACHED HOME
- NO ONWARD CHAIN

A four bedroom detached family home, situated on a well regarded cul-de-sac just off Croft Lane in Hollins, Bury. The location offers excellent access and transport links to Bury & Whitefield centres, within walking distance to a handy parade of shops, medical centre and dentist being only a short walk and junction 3 M66 being only a short drive. Furthermore, the property currently beholds a lawful development certificate for proposed use of a (Class C3) dwelling as a children's home for up to three children, with three carers, of which two sleeping overnight working on a rota basis (Class C2) which was approved in July 2024. For further information on this proposal, further information can be procured on the Bury council planning portal under the reference: 70782.

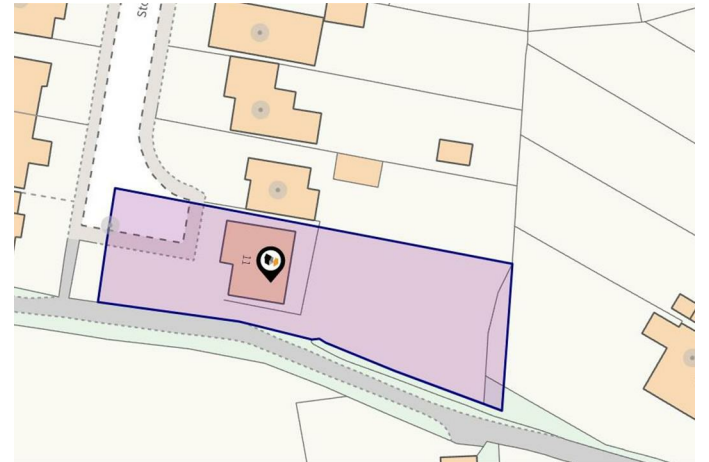
The accommodation briefly comprises; Entry porch, lounge, good size kitchen/diner, utility room and office space. To the first floor are four bedrooms, (master having an en suite shower room), master bathroom and landing area. The rear garden area is terraced and has a generously sized patio area, and features a stone paved driveway to the front of the home.

Tenure - Leasehold (Lease term of 999 years, with 939 years remaining)

Council Tax Banding - D

EPC Rating - tbc







Floor 0



Floor 1

Approximate total area^m
102.1 m²

(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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not energy efficient - higher running costs			
England & Wales		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		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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