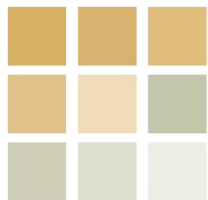




pearson
ferrier®



129 SUNNY BANK ROAD
Bury, BL9 8LL
£325,000

129 SUNNY BANK ROAD

Property at a glance

- EXTENDED DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR SUNNY BANK AREA
- CLOSE TO LOCAL SCHOOLS
- IN NEED OF MODERNISATION
- NO ONWARD CHAIN

Welcome to this charming detached house located on Sunny Bank Road. This property presents a wonderful opportunity for those looking to create their dream home. With its spacious layout and potential for modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences.

The property boasts a well-proportioned living area that provides ample room for relaxation and entertaining. The kitchen, while in need of some updating, offers a functional space that can be transformed into a culinary haven.

The bedrooms are generously sized, providing comfortable retreats for rest and relaxation. With the right vision and creativity, this house can be transformed into a contemporary family home that meets all your needs.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The vibrant community of Bury offers a range of shops, parks, and recreational facilities, ensuring that you will never be far from the essentials.

In summary, this detached house on Sunny Bank Road is a fantastic opportunity for those looking to invest in a property with great potential. With a little imagination and effort, you can turn this house into a beautiful home that reflects your unique style. Don't miss out on the chance to make this property your own.

Tenure - Freehold

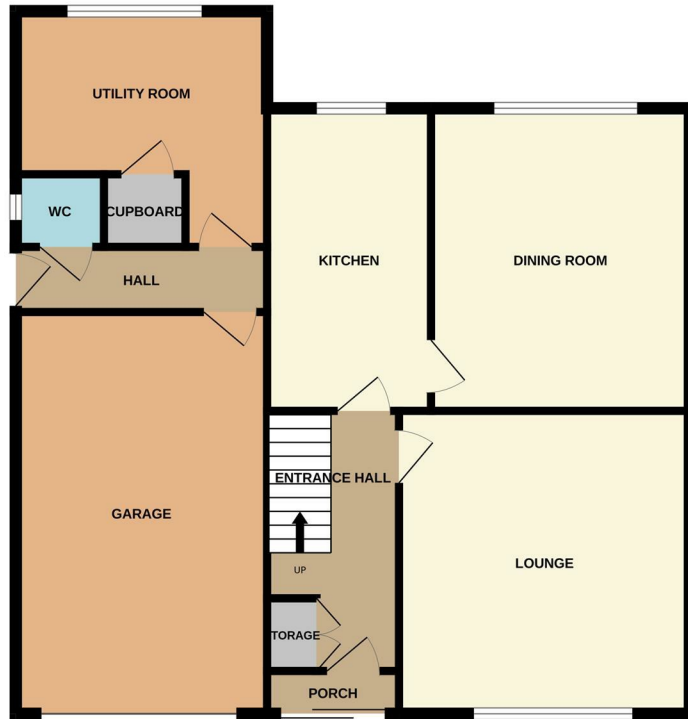
EPC-tbc

Council Tax Band - E

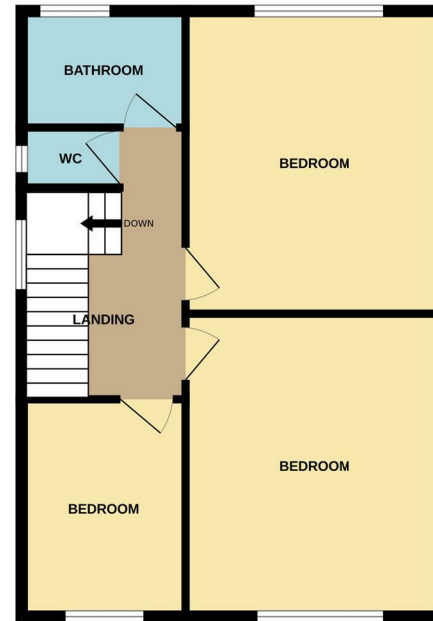




GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.6 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.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
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		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmsley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.