pearson ferrier®

# 4 ARLEY AVENUE

## Bury, BL9 5HD

## Offers Over £425,000

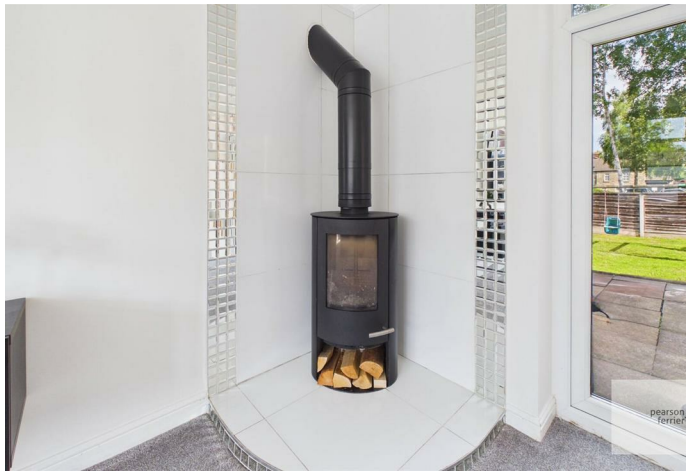
# 4 ARLEY AVENUE

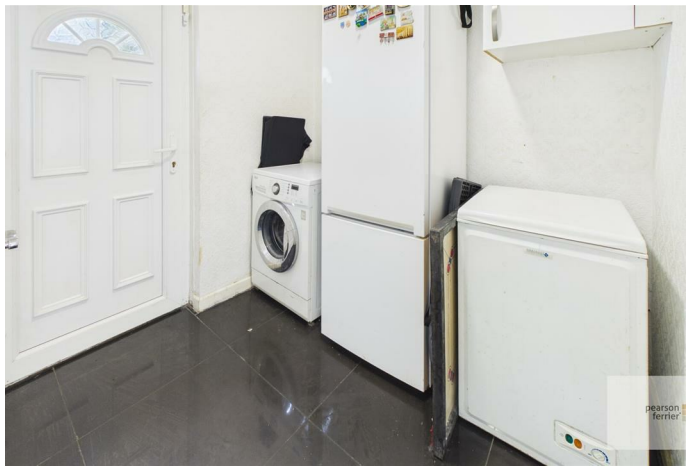
Property at a glance

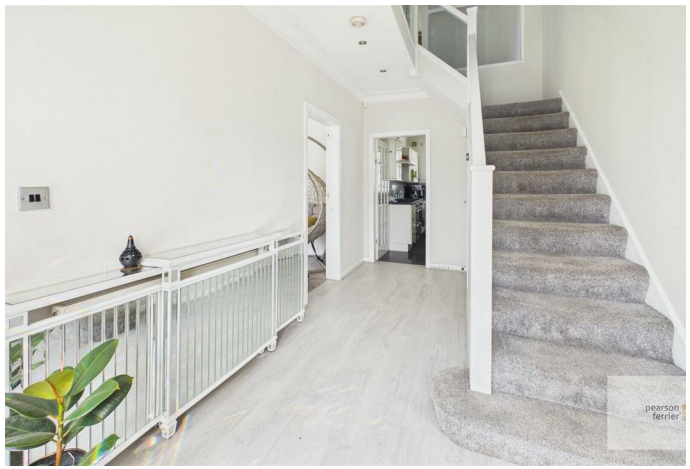
- DECEPTIVELY SPACIOUS DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FREEHOLD
- GENEROUS PLOT
- CONVENIENT LOCATION

Deceptively spacious four bedroom two reception room FREEHOLD bay fronted detached property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access and transport links to Bury town centre with local shops, schools and amenities being close by with Clarence Park & Lido, & Burrs Country Park being only a short walk. The property really must be viewed to appreciate the internal condition and the accommodation on offer and briefly comprises of: Entrance hall, lounge with French style doors on the garden, sitting room, utility room and guest w.c. To the first floor and four bedrooms (three being good sized doubles) and spacious family bathroom. The property is ideal for a growing family and has the potential to extend subject to the relevant planning & consents.

Tenure - Freehold
EPC - C
Council Tax Band - E







Floor 0

Floor 1

**Approximate total area**(1)

144.4 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.

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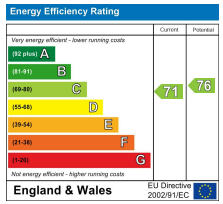


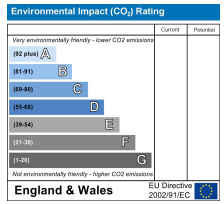


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