

pearson ferrier®

15 AVON DRIVE

Bury, BL9 6SN

Offers In The Region Of £450,000

15 AVON DRIVE

Property at a glance

- STUNNING DETACHED
- FOUR BEDROOMS (Three double and main bedroom ensuite)
- THORUGH LOUNGE
- KITCHEN WITH DINING AREA
- CONSERVATORY
- BAR
- SPACIOUS GARDEN

Immaculately presented four bedroom detached property with its own BAR located on one of the areas most prestigious housing estates known locally as the Rivers estate just off Walmersley Road. The location offers excellent access & transport links to Bury & Ramsbottom centres with amenities and local countryside being on your doorstep yet with Junction 1 M66 being only a short drive. The property really must be viewed to appreciate the accommodation on offer and the quality of the fixtures and fittings installed. In brief the property comprises of: Entrance hall, guest w.c, lounge through diner, sun room and spacious dining/kitchen. To the first floor are four bedroom (three being double and main bedroom being en-suite) and family bathroom. The property has a a spacious rear garden making it ideal for entertaining and comes with its own bar. The property is ideal for a growing family.

Tenure - Leasehold - 999 years from 30 June 1967
Ground Rent £17 per year
EPC-C
Council Tax Band -D





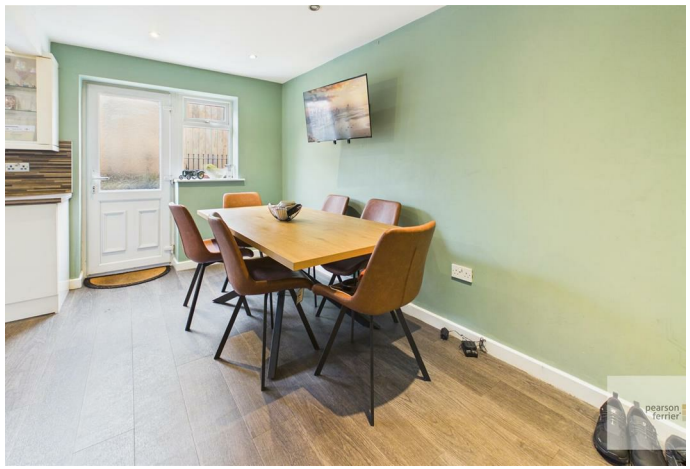
















Floor 0 Building 1



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Approximate total area[1]

147.6 m²

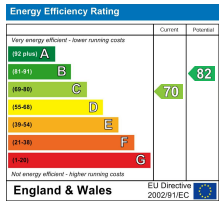


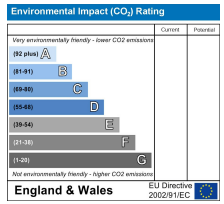
Floor 0 Building 2

(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





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