



pearson
ferrier®



7 TRAWDEN DRIVE
Bury, BL9 5JL
£395,000

7 TRAWDEN DRIVE

Property at a glance

- MAGNIFICENT FREEHOLD SEMI DETACHED HOME
- CUL-DE-SAC LOCATION IN HIGHLY SOUGHT AFTER LOCATION
- EXTENDED TO REAR & FABULOUS SOUTH FACING TERRACED REAR GARDENS
- FOUR BEDROOMS & TWO RECEPTION ROOMS
- RECENT FOUR PIECE BATHROOM
- UTILITY ROOM PLUS GROUND FLOOR W.C.
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- LARGER THAN AVERAGE LOUNGE WITH LIVING FLAME FIRE & STONE FIREPLACE
- EXCELLENT VIEWS TO THE REAR TOWARDS OPEN FARMLAND

A beautifully presented and largely extended FREEHOLD semi detached property located in one of our regions most sought after residential areas. Trawden Drive is a cul-de-sac located off Springside Road in Walmersley approximately 1 mile to both Bury town centre and a similar distance to the nearest motorway junction and yet literally on the doorstep of open countryside with south facing views to the rear towards Burrs Country Park. In Recent years the property has been extended at ground floor level to provide good sized family accommodation and with combination gas fired central heating and upvc double glazing the accommodation briefly comprises: Entrance hall, lounge, dining kitchen, sitting room, utility room, ground floor w.c., first floor landing, four bedrooms (the main with fitted furniture) and recently fitted four piece bathroom with separate shower. To the outside the front gardens have been paved providing on site parking and leading to the garage/storage room. To the rear there are extensive, south facing lawned gardens with south facing far reaching views.

Tenure - Freehold

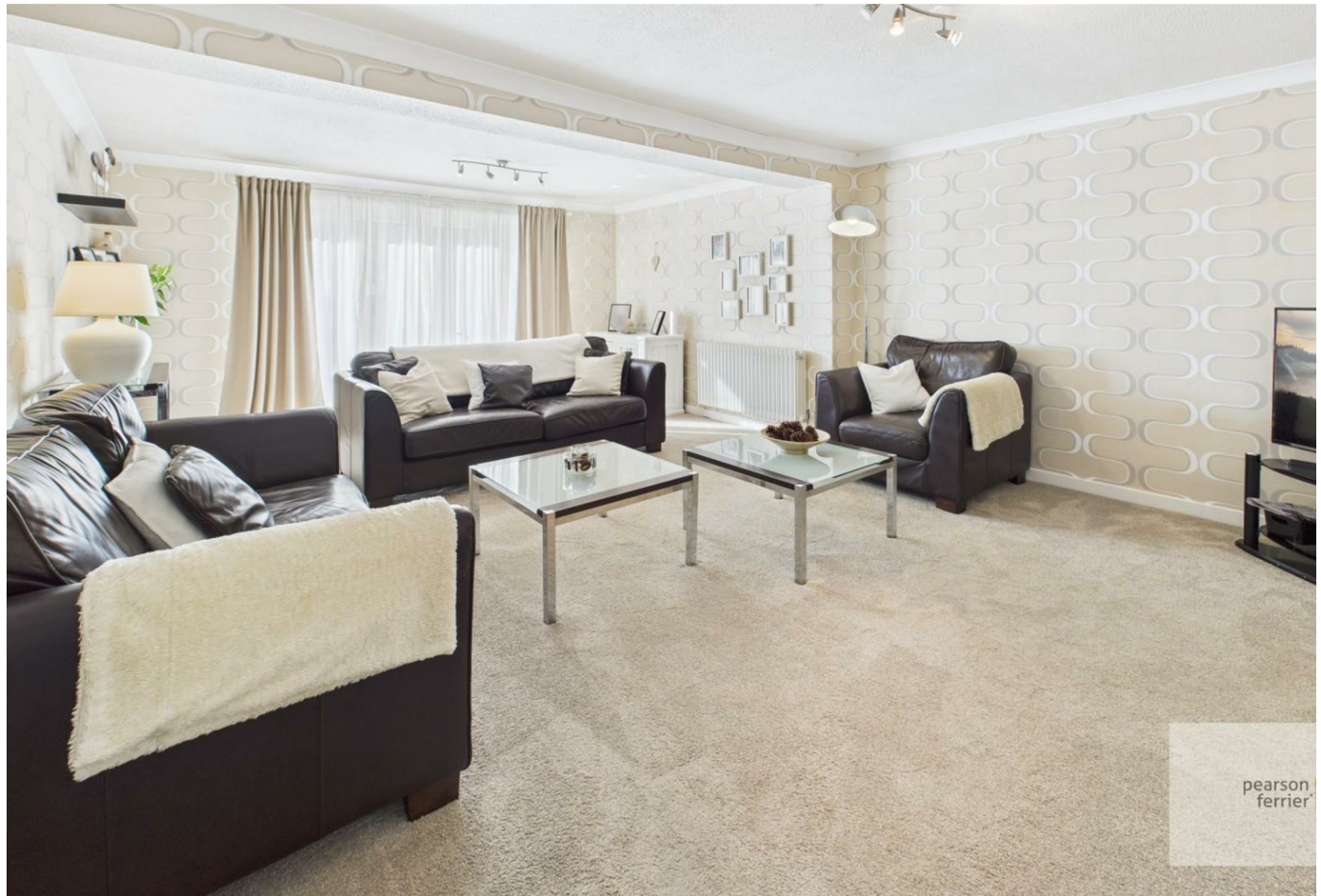
Council Tax Banding - C

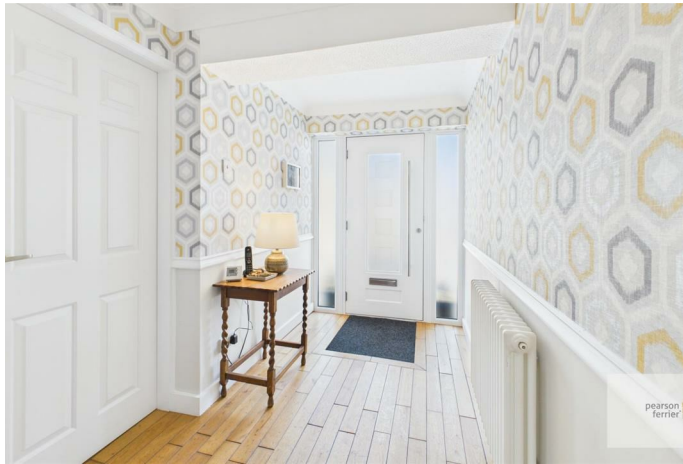
EPC Rating - tbc

Ultrafast Broadband is available in the area

Max Download 1800 Mbps

Max Upload 1000 Mbps





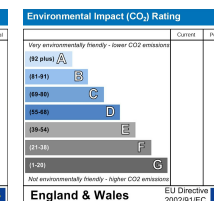
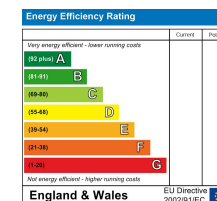


Approximate total area^m
130.1 m²

(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



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