



pearson
ferrier®



65 PALATINE DRIVE
Bury, BL9 6RR
£230,000

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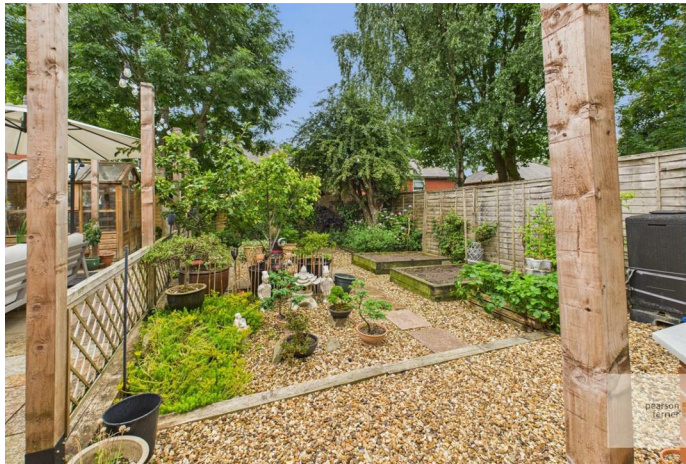
Property at a glance

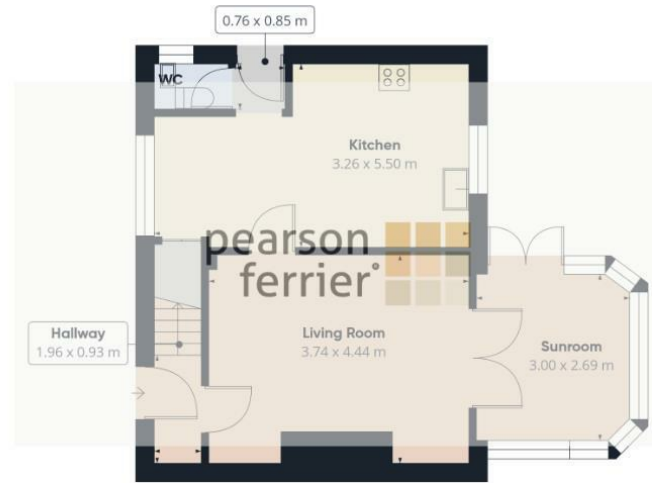
- BEAUTIFULLY PRESENTED FREEHOLD SEMI DETACHED HOME
- THREE GOOD SIZED BEDROOMS (MAIN FITTED)
- LOUNGE AND SEPARATE CONSERVATORY
- BESPOKE DINING KITCHEN WITH SOLID WOOD WORKTOPS
- GROUND FLOOR W.C.
- PROFESSIONALLY LANDSCAPED REAR GARDENS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- WELL REGARDED LOCATION IN WALMERSLEY

A truly beautifully presented FREEHOLD semi detached property located in Walmersley, Bury, approximately 2 miles to the town centre and within half a mile of the nearest motorway junction. The property is on Palatine Drive more or less opposite Hartley Gardens and playing fields and whilst convenient for all amenities it is also on the fringe of open countryside. The current owners are to be congratulated on their presentation and attention to detail throughout, they have been resident for just over 20 years and have created a fabulous family home. With gas fired central heating (the boiler was replaced very recently) and upvc double glazing throughout, the accommodation briefly comprises: entrance hall with stairs to the first floor, lounge with cast iron fireplace, marble hearth and timber surround, conservatory, stunning dining kitchen, ground floor w.c., first floor landing, three bedrooms and a combined bathroom/w.c. with shower. To the outside there are low maintenance gardens to the front, Indian Stone pathway to the side leading to a professionally designed garden with mature tree, vegetable patch and outside dining area. The two substantial garden sheds are available by separate negotiation.

Tenure - Freehold
Council Tax Band B
EPC Rating tbc







Floor 0



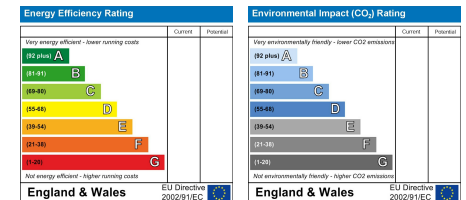
Floor 1

Approximate total area^m
80.2 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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