pearson
ferrier®

SERENDIPITY COTTAGE 264 BURY ROAD
Bury, BL8 3DT
Offers Over £180,000

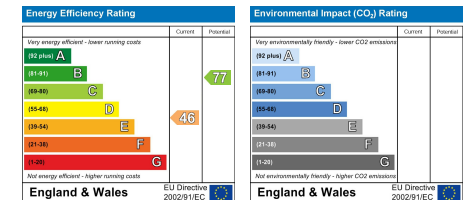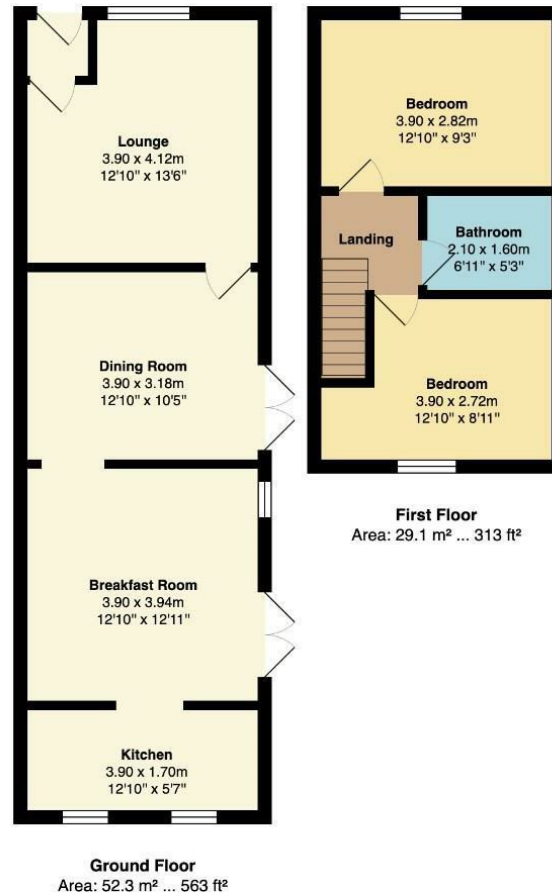# 264 BURY ROAD

Property at a glance

- MOST IMPRESSIVE STONE BUILT SEMI DETACHED COTTAGE
- SUBSTANTIALLY EXTENDED ON THE GROUND FLOOR
- GREAT SIZED GARDENS TO THE SIDE & REAR
- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- FREEHOLD

A most unusual FREEHOLD semi detached stone built cottage in a convenient location and offering charm and character in abundance. With a substantial extension to the ground floor, you will be amazed at the size of the accommodation on offer and together with the private rear gardens this property is a real gem. Being offered for sale with no onward chain and having just had a good deal of improvement works carried out to include new decorations and carpeting, internal inspection is essential to appreciate the attention to detail throughout. With combination gas fired central heating and honey oak upvc double glazing throughout, the accommodation briefly comprises: Entrance vestibule, sitting room, dining room, main lounge with full height ceiling, kitchen with built in appliances, first floor landing, two double bedrooms and a three piece bathroom. However it will be the gardens that may be the most surprising feature, wrapping round the property from the front, down the side and across the rear with decked areas and artificial lawns.

Tenure - Freehold
Council Tax Band - A
EPC Rating - TBC

Lounge
3.90 x 4.12m
12'10" x 13'6"

Dining Room
3.90 x 3.18m
12'10" x 10'5"

Breakfast Room
3.90 x 3.94m
12'10" x 12'11"

Kitchen
3.90 x 1.70m
12'10" x 5'7"

Ground Floor
Area: 52.3 m² ... 563 ft²

Bedroom
3.90 x 2.82m
12'10" x 9'3"

Landing

Bathroom
2.10 x 1.60m
6'11" x 5'3"

Bedroom
3.90 x 2.72m
12'10" x 8'11"

First Floor
Area: 29.1 m² ... 313 ft²

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales · EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales · EU Directive 2002/91/EC