



pearson
ferrier®



50 WOODWARD CLOSE
Bury, BL9 6PB
£199,950

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Property at a glance

- VERY NICELY PRESENTED SEMI DETACHED HOME
- CUL-DE-SAC LOCATION APPROX 1 MILE FROM TOWN CENTRE
- VIEWS TO THE REAR ACROSS PLAYING FIELDS
- TWO DOUBLE BEDROOMS (COULD MAKE 3)
- CONSERVATORY EXTENSION WITH SOLID ROOF CONSTRUCTION
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- FABULOUS GARDENS (INC PERGOLA)
- DRIVEWAY TO THE FRONT
- GREAT OPPORTUNITY

A very well presented and much improved semi detached property situated on a cul-de-sac off Walmersley Road with open views to the rear across adjacent playing fields. The property is a credit to the current owners who have improved the accommodation over the years and constructed a conservatory off the lounge to take advantage of the views and the immaculately presented gardens. There is combination gas central heating and upvc double glazing throughout and the accommodation briefly comprises: entrance hall, lounge with pebble effect inset fire, conservatory with solid roofing, kitchen with built in appliances, utility area, first floor landing, two double bedrooms (there would be the possibility to make three bedrooms if required), shower room and separate w.c. To the outside there are truly beautifully prepared and presented gardens to the front and rear with the benefit of recently replaced fencing. To the front a single driveway has been created to provide off road parking.

Tenure - Freehold
EPC Rating - tbc
Council Tax Banding - A





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