pearson ferrier®

21 SUNNYWOOD DRIVE

Bury, BL8 3EN

£315,000

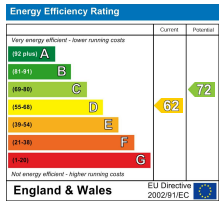
21 SUNNYWOOD DRIVE

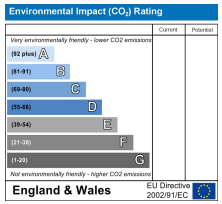
Property at a glance

- SEMI DETACHED TRUE BUNGALOW
- ENVIABLE POSITION ON CUL-DE-SAC BACKING ONTO NATURE TRAIL
- EASY ACCESS TO BOTH BURY & TOTTINGTON CENTRES
- MODERNISATION WORKS CARRIED OUT IN LAST 5 YEARS
- NEW ROOF 2011
- TWO BEDROOMS
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- MATURED GARDENS
- DRIVEWAY & INTEGRAL GARAGE

A delightful semi detached true bungalow in an enviable position on Sunnywood Drive, directly backing onto Kirklees Nature Trail and offering easy access to both Bury and Tottington Town centres. The property is being offered for sale with vacant possession and has been significantly improved over recent years to include kitchen and bathroom fittings, new plastering, new electrics, decorations and floor coverings. The roof was replaced around 2011. With combination gas central heating & upvc double glazing throughout the accommodation briefly comprises: Entrance hall with boiler/storage cupboard off, lounge, inner hall, good sized dining kitchen with built in appliances, two bedrooms and a modern three piece shower room with thermostatic shower. To the outside there are matured lawned gardens to the front and rear with a side driveway leading to the attached single garage with up and over door.

Tenure - Leasehold for the residue of 999 years from July 1965
Ground Rent £12 Per Annum
Council Tax Banding - C
EPC Rating - D





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.