



899 BURNLEY ROAD
Bury, BL9 5JY
Offers In The Region Of £425,000

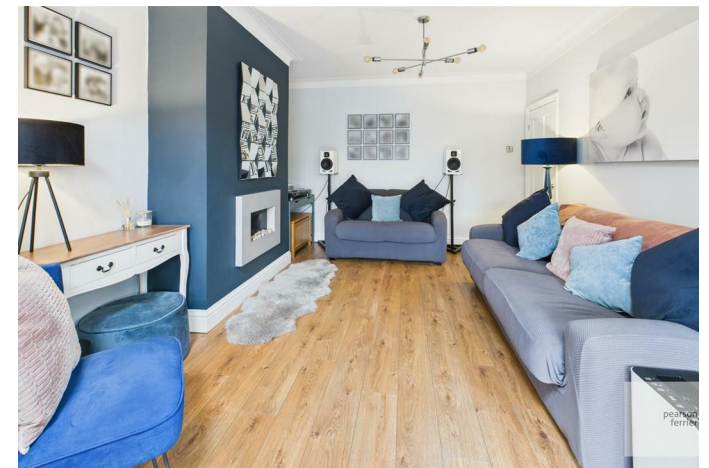
899 BURNLEY ROAD

Property at a glance

- EXTENDED SEMI-DETACHED
- FOUR BEDROOMS
- STUNNING OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- IMMACULATLY PRESENTED THROUGHOUT
- LANDSCAPED WEST FACING REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO LOCAL COUNTRYSIDE & JUNCTION 1 M66

Immaculately presented, four bedroom extended bay fronted semi-detached property located in one of Bury's most prestige areas. The property is a true credit to the current owners and really needs to be viewed to appreciate the accommodation on offer and the vendors attention to detail. The location offers excellent access and transport links to Bury & Ramsbottom centres with local shops & schools being close by, junction 1 M66 being only a short drive yet with local countryside being on your doorstep. In brief the property comprises of; Porch, entrance hall, lounge and stunning extended open plan kitchen/diner and family room, separate utility room and guest w.c. To the first floor are four bedrooms (three being double) and contemporary four piece bathroom suite. Externally the property has a driveway to the front and to the rear is a stunning west facing landscaped garden with garden room/office/bar.

Tenure - Leasehold - 999 years from 24 December 1934
Ground rent - £5 per annum
Council Tax Band - D
EPC-tbc







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

134.1 m²

Reduced headroom

0.3 m²

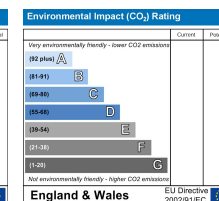
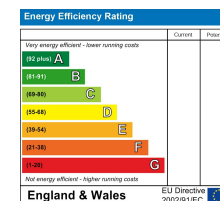
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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