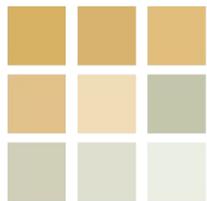




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ferrier®



12 OWLERBARROW ROAD
Bury, BL8 1RD
Price Guide £995,000

12 OWLERBARROW ROAD

Property at a glance

- SUBSTANTIAL DETACHED FAMILY HOME
- EXQUISITE LOCATION WITH EXTENSIVE REAR GARDENS of around 2000 SQUARE METERS
- NOT OVERLOOKED TO THE REAR
- ADAPTABLE ACCOMMODATION
- GARAGE CONVERTED TO SEPARATE ONE BED ANNEX
- SOLD WITH THE BENEFIT OF PLANNING PERMISSION IN THE REAR GARDENS
- TRULY HUGE POTENTIAL
- FIVE (SIX WITH THE ANNEX) BEDROOMS
- FREEHOLD

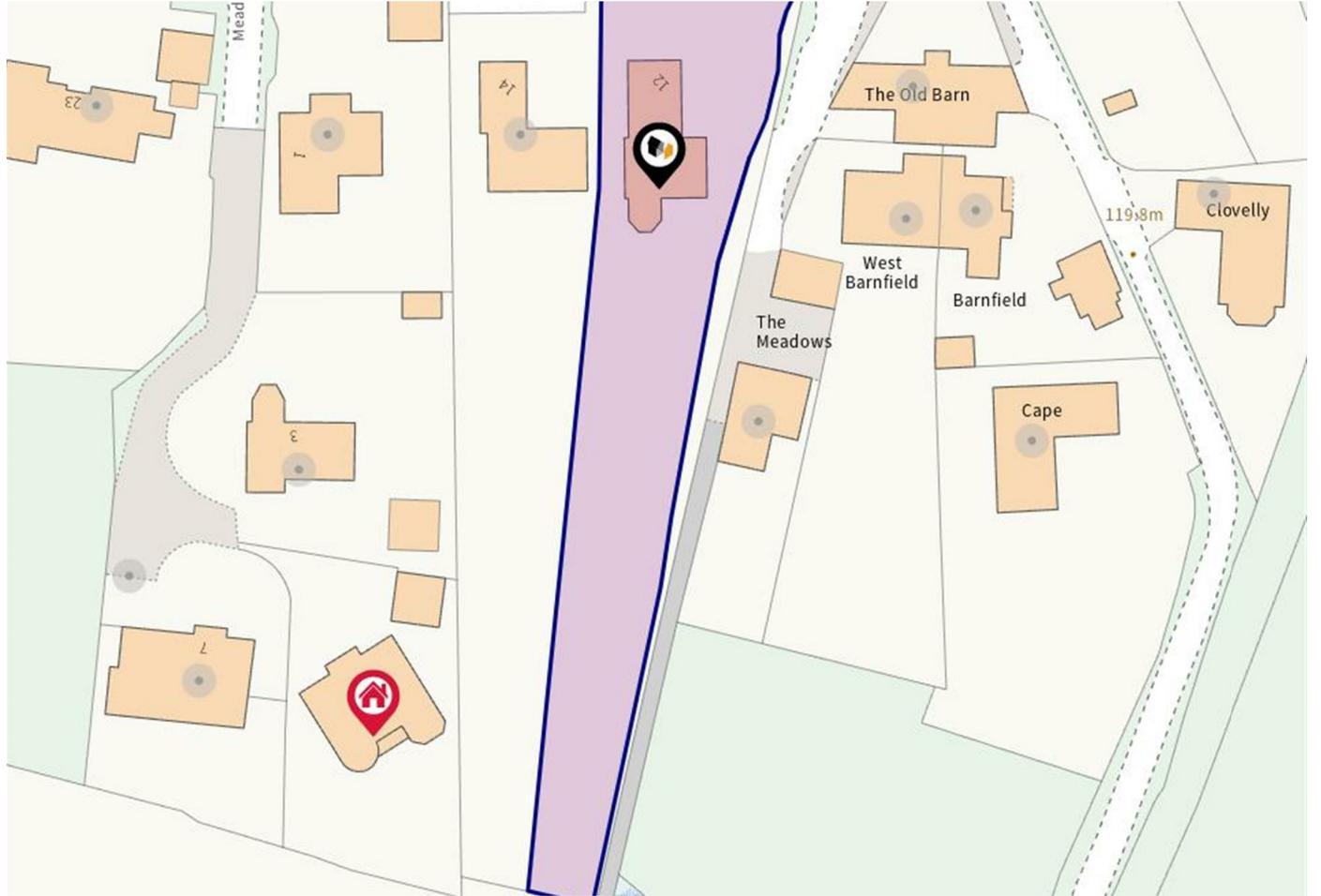
A most unusual opportunity. A substantial FREEHOLD detached family home with the addition of a one bedroom annex with a separate entrance and with gardens extending to around 100 meters in length. The property is located on Owlbarrow Road close to the centre of Walshaw, with an open aspect to the rear and having fabulous countryside views. The current owner has just been granted permission for the construction of a three bedroom detached property within the gardens, so this really does provide an exciting opportunity for a large family to create a living environment of their choice. The current house has accommodation on three levels and is very well presented internally. With combination gas fired central heating and upvc double glazing the accommodation briefly comprises: Entrance hall with tiled flooring that extends into the kitchen/family room, bedroom four and bedroom five (currently used as an additional sitting room), guest cloakroom, the kitchen/family room with central island, short staircase leading down to the main lounge with conservatory off, and short staircase leading up to the principal bedroom accommodation (the main with ensuite and air conditioning) and main four piece bathroom.

The garaging has been converted to create the annex with entrance hall, kitchen, lounge/bedroom and shower room. There is a separate access to the annex from the rear patio. This could be used as a granny annex or airbnb.

To the outside the property has front gardens, a private driveway and probably one of the largest rear gardens we have seen for some years. The current owner has just been successful in obtaining planning permission to construct a three bedroom detached house within the rear garden. The property is being sold with this benefit.

Tenure - Freehold
Council Tax Band G
EPC D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
102 plus+ A			
81-101 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions	Neutral	Current	Potential	Current	Potential
82 plus+ A					
61-81 B					
40-60 C					
20-39 D					
1-19 E					
1-19 F					
1-19 G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales	EU Directive 2002/91/EC				

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