pearson ferrier®

21 SOUTHFIELD AVENUE

Bury, BL9 5HS

Offers Over £350,000

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Property at a glance

- IMMACULATLEY PRESENTED SEMI-DETACHED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- GARAGE & DRIVEWAY

Deceptively spacious and immaculately presented three double double bedroom FREEHOLD semi-detached property with an outstanding south facing rear garden. The property is located approx. one mile from Bury town centre just off Walmerley Road with local shops schools and amenities being close by and Burrs Country Park being only a short walk. The property really must be viewed to to appreciate the spacious accommodation on offer and size of the rear garden. In brief the property comprises of; Entrance hall, lounge, dining area, garden room, kitchen, utility room and guest w.c. To the first floor is landing three double bedrooms (master being fitted) and contemporary shower room. The property benefits from driveway leading to the garage and is offered to the market with no onward chain.

Tenure - Freehold
EPC - D
Council Tax Band - D

GROUND FLOOR
935 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.

TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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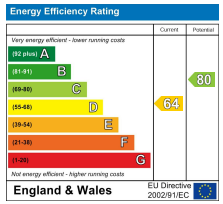

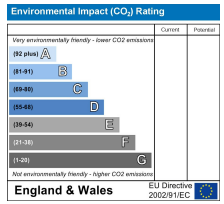

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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