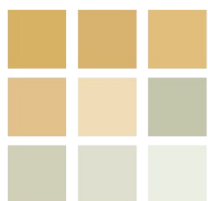




pearson
ferrier®



18 WOODMAN DRIVE
Bury, BL9 5HQ
£190,000

18 WOODMAN DRIVE

Property at a glance

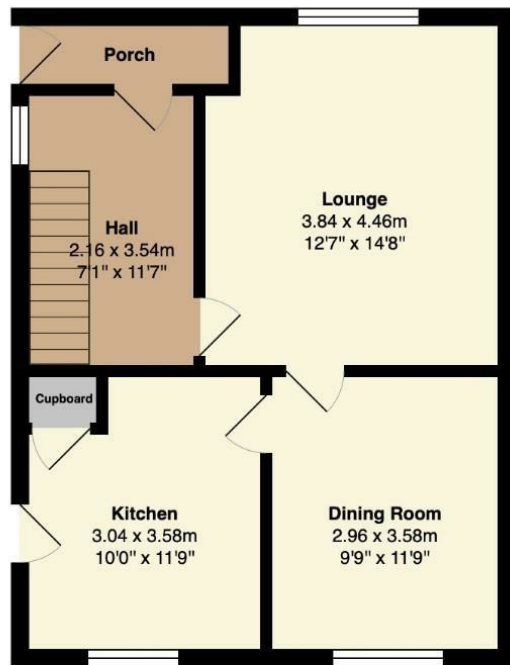
- MODERN SEMI DETACHED HOME
- LOCATED APPROXIMATELY 1 MILE FROM BURY CENTRE
- NO ONWARD CHAIN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- COMBINATION HEATING
- GENEROUS LAWNED GARDENS

A FREEHOLD modern semi detached property built around 1990 and offering generous accommodation over two floors. The property is located on Woodman Drive in Limefield approximately 1 mile from Bury town centre. The property has been improved over recent months and provides sizeable family accommodation. With Upvc double glazing and combination gas central heating, the internal accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, first floor landing, three bedrooms and a new (2022) three piece bathroom. To the outside there is a garden area to the front and a generous lawned rear garden and side pathway providing some good potential to extend (if required and subject to approvals).

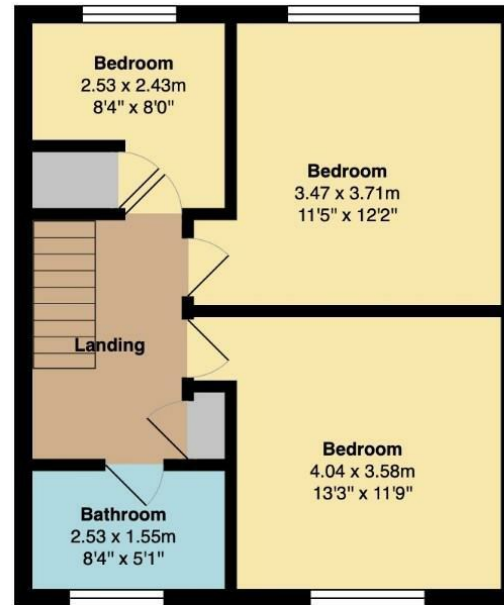
Tenure - Freehold
Council Tax Band B
EPC Rating C





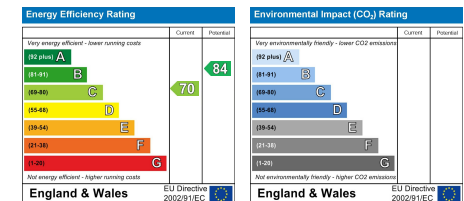


Ground Floor
Area: 50.5 m² ... 544 ft²



First Floor
Area: 45.9 m² ... 494 ft²

Total Area: 96.4 m² ... 1037 ft²



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

www.pearsonferrier.co.uk



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.