



pearson  
ferrier®



1 BEECHFIELD DRIVE  
Bury, BL9 9QT  
£295,000

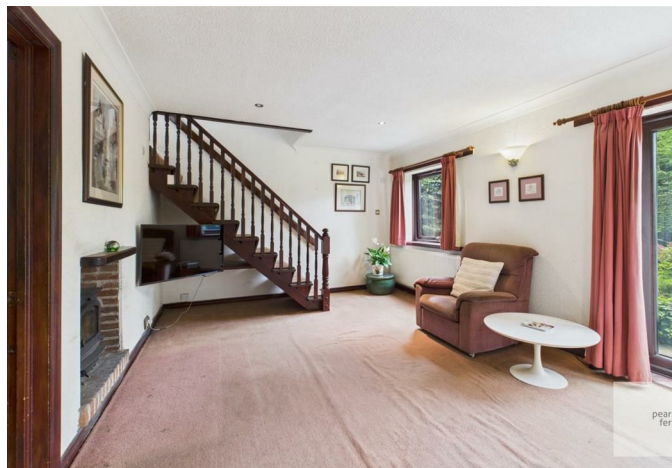
# 1 BEECHFIELD DRIVE

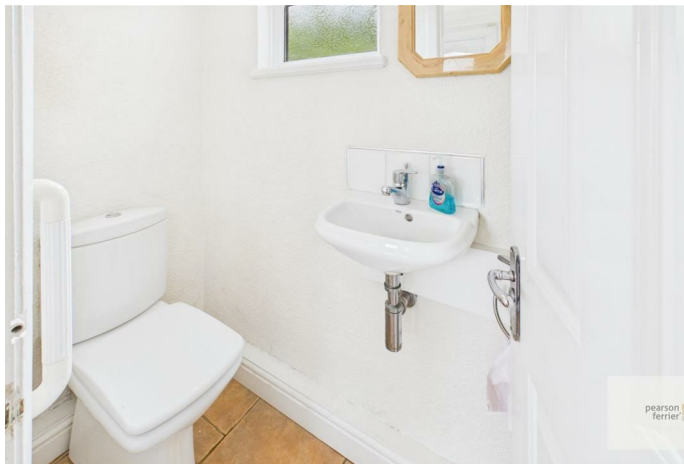
## Property at a glance

- MODERN LINK DETACHED FREEHOLD PROPERTY
- CONVENIENT CUL-DE-SAC LOCATION
- THREE BEDROOMS
- SURPRISINGLY SPACIOUS LIVING ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- VERY WELL MAINTAINED GARDENS
- ATTACHED GARAGE & WORKSHOP/UTILITY AREA
- NO ONWARD CHAIN

A modern link detached FREEHOLD property located just off Manchester Road on a cul-de-sac of similar homes. The property has been occupied by our vendors for the last forty plus years and is being offered for sale with no onward chain. With gas central heating & upvc double glazing throughout the accommodation briefly comprises: Entrance hall, w.c. off, good sized dining kitchen, lounge with multi fuel burning stove in recessed fireplace and open staircase to the first floor, landing, three bedrooms and a three piece bathroom with thermostatic shower. To the outside there are beautifully maintained gardens to the front, side and rear and a driveway leading to the attached garage with workshop/utility area to the rear. Some cosmetic improvements are required but this is a fabulous opportunity to personalise a family home in a highly regarded residential area.

Tenure - Freehold  
EPC Rating - D  
Council Tax Band C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

93.1 m<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

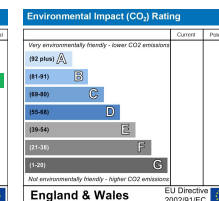
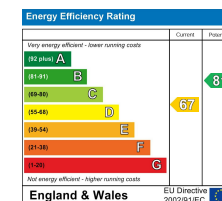
(1) Excluding balconies and terraces.

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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