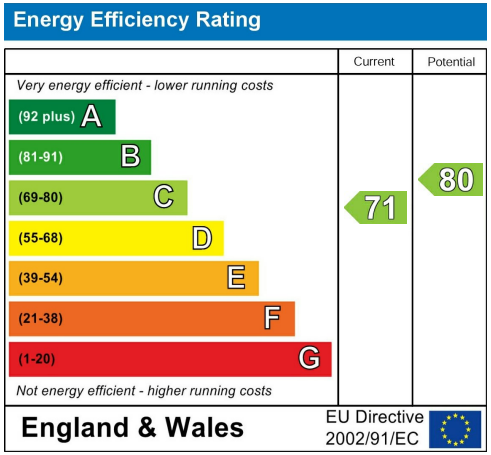
pearson ferrier®

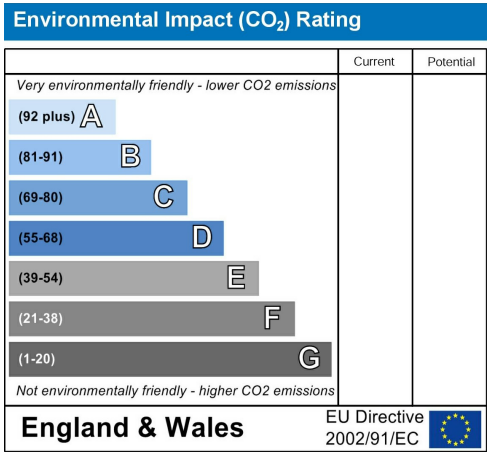
25 HACKFORD CLOSE
Bury, BL8 1XP
Offers In The Region Of £440,000

25 HACKFORD CLOSE

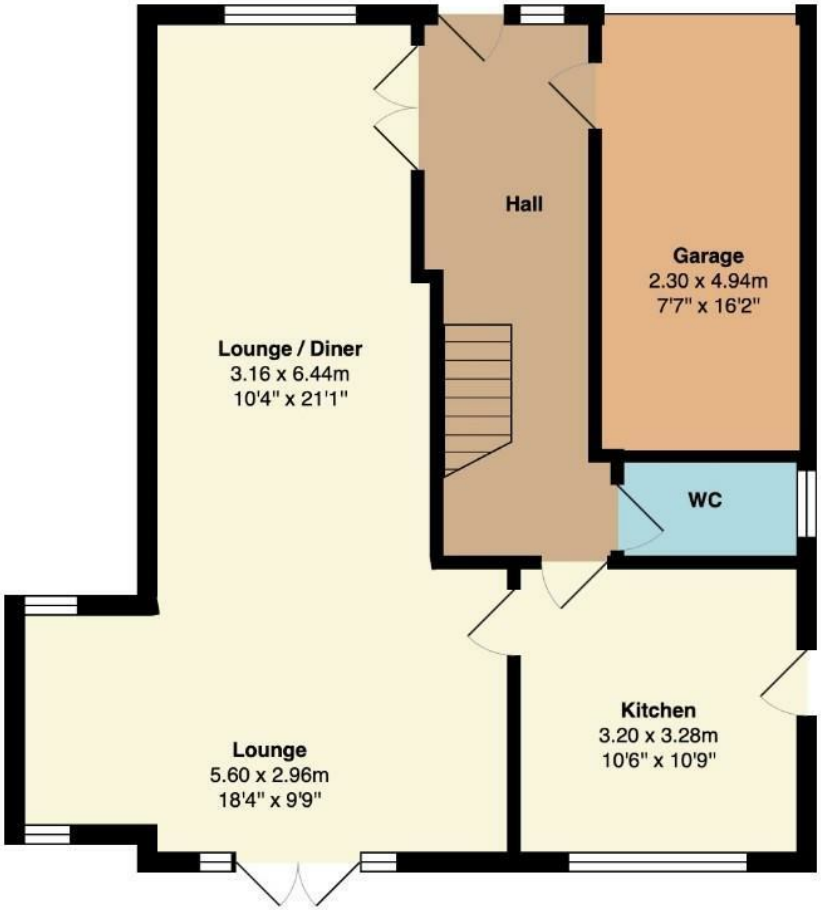
A magnificent and largely extended Freehold detached family home situated at the head of a cul-de-sac and having a pleasant aspect to the front with no opposing property, instead sits an area of open land. The property is a credit to the current owners who have cleverly blended modern features and conveniences with a traditional twist. The ground floor accommodation has been extended both out to the front and at the rear of the property there is a side extension to house a woodburning stove with associated chimney. The effect is quite dramatic a certainly provides a bespoke living space. The property is positioned in Brandlesholme, just off Hunstanton Drive and provides easy access to Bury town centre, the Burrs Country Park, local doctors and a range of primary schools. With combination heating and of course upvc double glazing the accommodation briefly comprises: entrance hall, guest cloakroom, lounge with wood burner, dining area, kitchen, integral garage, first floor landing, four good sized double bedrooms (the master with ensuite wet room, fitted wardrobes and hidden dressing room) and main family bathroom. To the outside there are low maintenance gardens with Indian Stone driveway to the front and to the rear Indian Stone patio with hot tub and artificial turf lawns.

Tenure -Freehold
Council tax banding - D
EPC Rating - tbc

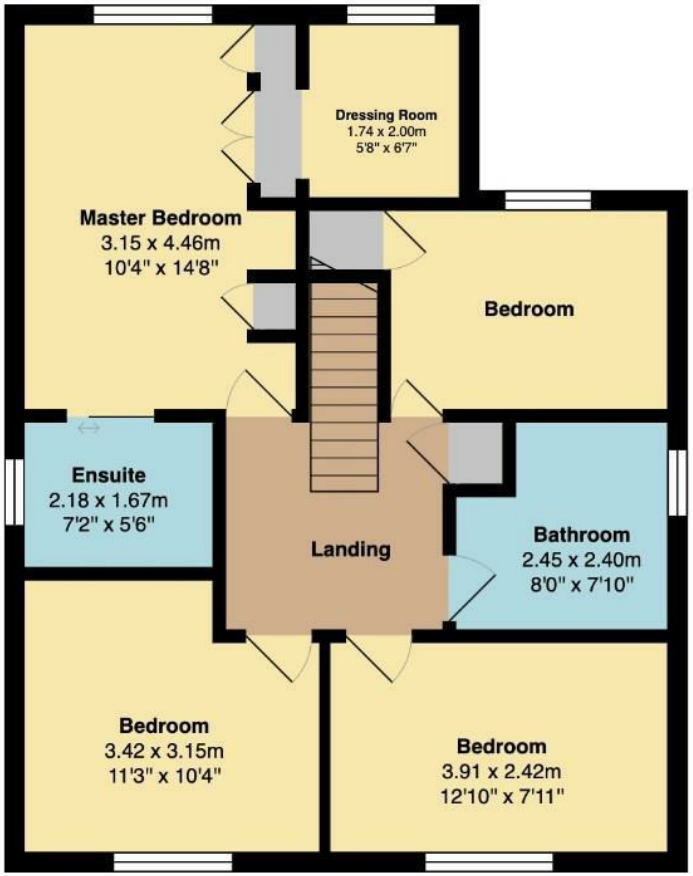

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
80
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

HAPPY MIND HAPPY LIFE
YOU ARE CAPABLE OF AMAZING THINGS

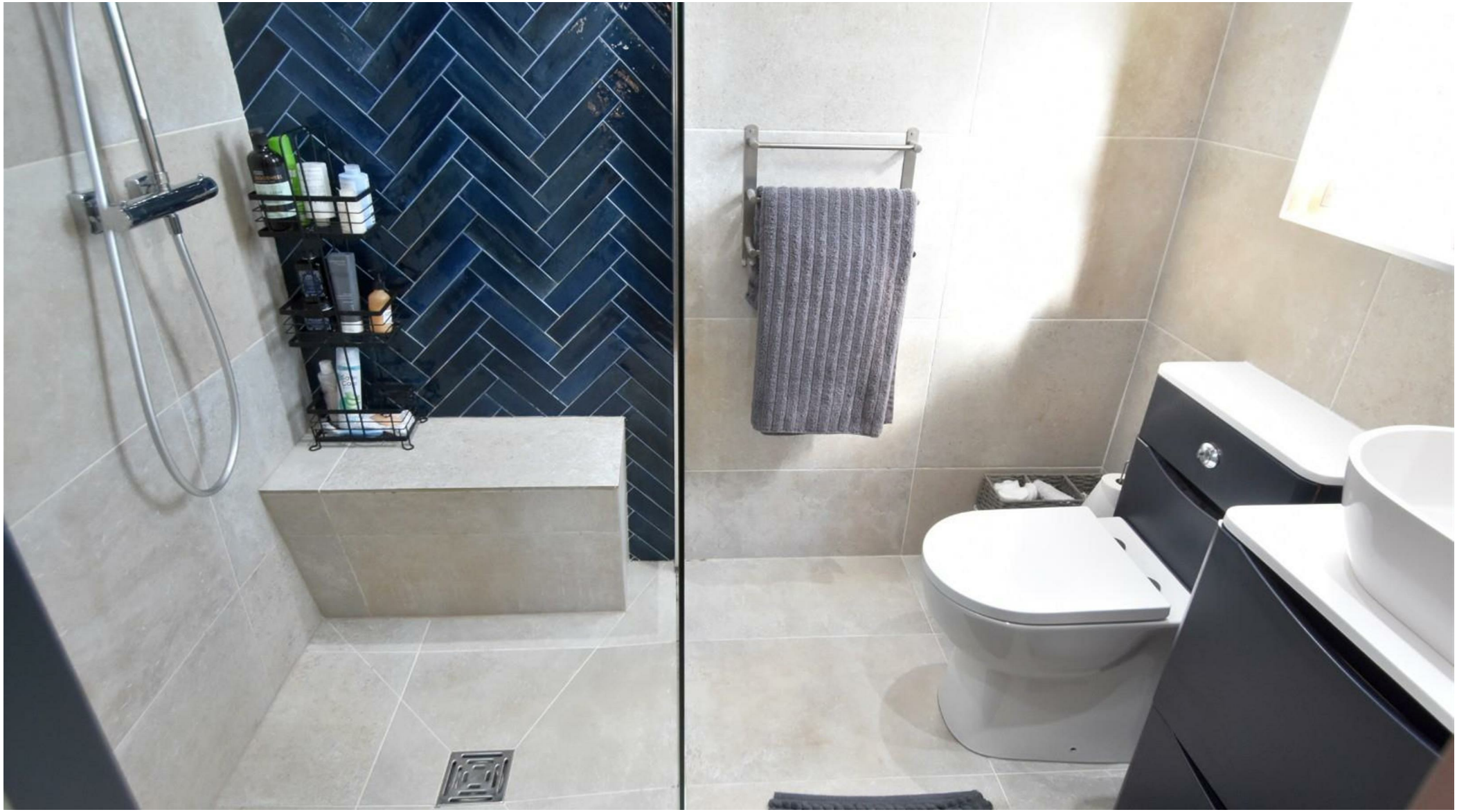


Ground Floor
Area: 75.2 m² ... 809 ft²



First Floor
Area: 66.4 m² ... 715 ft²

Total Area: 141.6 m² ... 1524 ft²



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

www.pearsonferrier.co.uk

pearson ferrier®

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.