



pearson
ferrier  *a property for everyone*

50 BIRKS DRIVE
Bury, BL8 1JF
£179,950

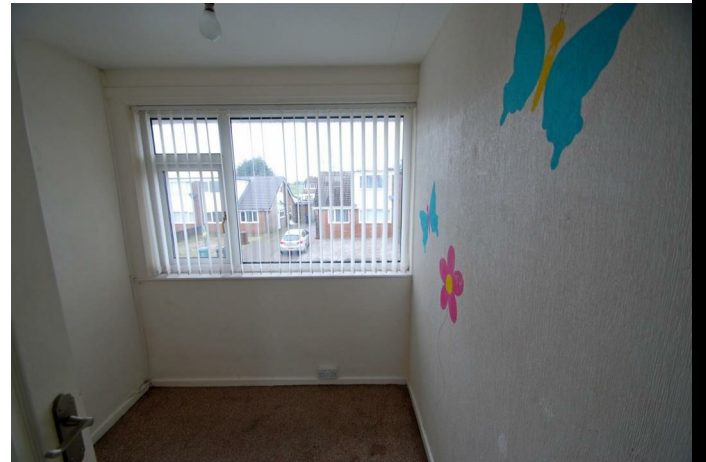
50 BIRKS DRIVE

Property at a glance

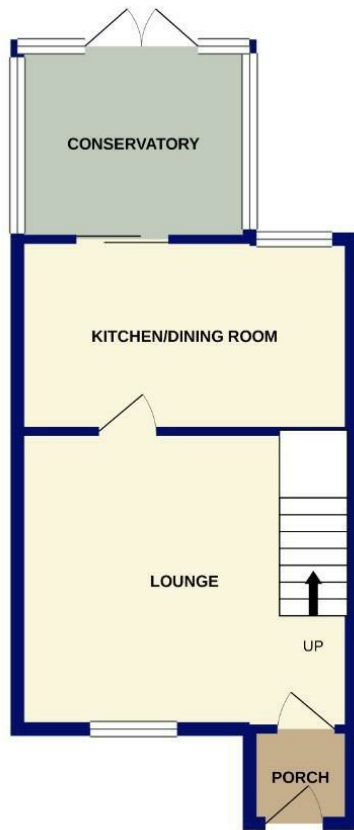
- FREEHOLD MODERN SEMI DETACHED PROPERTY
- GOOD RESIDENTIAL LOCATION
- THREE BEDROOMS
- LARGE PLOT WITH POTENTIAL TO EXTEND
- VAILLANT COMBINATION HEATING
- UPVC DOUBLE GLAZING
- DETACHED BRICK GARAGE
- GOOD SIZED DRIVEWAY
- NO CHAIN

A very well presented FREEHOLD modern semi detached property in a good residential location just off Brandlesholme Road within walking distance to a handy parade of shops and local schools. The property is a credit to the current owners and internal inspection is recommended. With gas central heating fired by a recently installed 'Vailant' combination boiler and upvc double glazing throughout the accommodation briefly comprises: entrance porch, lounge, dining kitchen, conservatory extension, first floor landing, three bedrooms and a combined bathroom/w.c. with shower. To the outside there are gardens to the front, side and rear with a large front driveway leading to a detached brick garage. There is a great opportunity to extend the property to the side to create a four bedroom home, subject to local authority approvals.





GROUND FLOOR
38.3 sq.m. (413 sq.ft.) approx.



1ST FLOOR
28.8 sq.m. (310 sq.ft.) approx.



TOTAL FLOOR AREA: 67.1 sq.m. (722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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.
Made with Metropix 10/2022

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
25-42	E			25-42	E		
10-24	F			10-24	F		
1-9	G			1-9	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	65

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