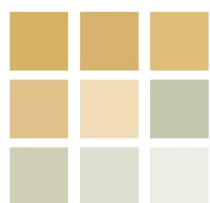




pearson
ferrier®



877 BURNLEY ROAD
Bury, BL9 5JY
£325,000

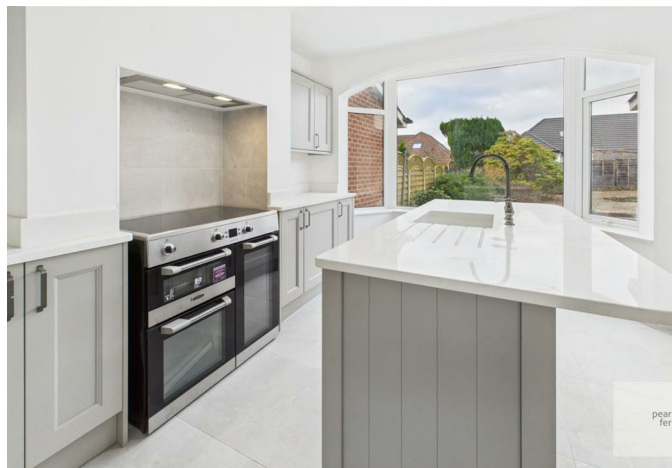
877 BURNLEY ROAD

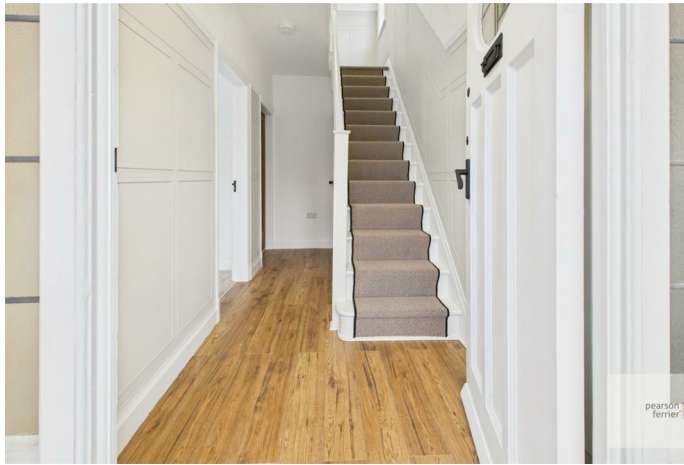
Property at a glance

- BEAUTIFULLY RESTORED PERIOD SEMI DETACHED HOME
- EXCELLENT WELL REGARDED LOCATION
- THREE BEDROOMS
- BACK TO BRICK MODERNISATION JUST COMPLETED
- KITCHEN WITH QUARTZ COUNTERTOPS
- NEW WIRING, PLUMBING AND PLASTERING
- GARDENS FRONT & REAR
- NO ONWARD CHAIN

A beautifully restored 1930s bay fronted semi detached property located on Burnley Road in one of our regions most sought after residential locations. The restoration has been carried out during 2025 and the property has been subjected to a 'back to brick' program of works with particular attention on retaining as much of the authenticity from the Art Deco period. The kitchen area has been completely re-modelled and includes an island unit, housing the sink, and electric range style cooking suite. The kitchen is complete with quartz countertops and a gorgeous bay window overlooking the rear gardens. The heating system has been replaced as has the wiring and the internal plastering. The original spindled staircase has been retained and the hallway Lincusta panelling is all intact, in addition the internal doors have been restored and retain their bakerlite handles! Upstairs there are three bedrooms and a new bathroom suite. To the outside there are gardens to the front and rear and a side driveway providing on site parking for up to 3 cars. The rear gardens face more or less due west and benefit from the afternoon and evening sun. There is significant potential to extend the property if required and subject to local authority approvals.

Tenure Leasehold for the residue of 999 years from 1934
Epc Rating - D
Council Taxing Banding D







Approximate total area⁽¹⁾

75.3 m²

Reduced headroom

0.1 m²



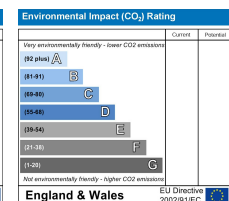
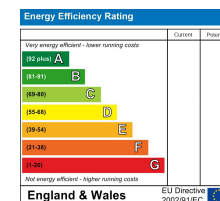
(1) Excluding balconies and terraces.

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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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.