



pearson
ferrier®



4-8 MOSS SIDE
Bury, BL8 3DN
Auction Guide £260,000

4-8 MOSS SIDE

Property at a glance

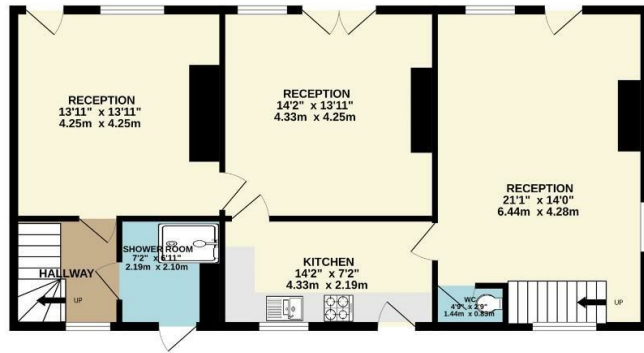
- A SEMI DETACHED HOME, FORMERLY 3 COTTAGES
- SPACIOUS GARDENS AND OPEN VIEWS
- IDEAL RENOVATION PROJECT
- WOULD SUIT A LARGE FAMILY HOME OR CONVERSION BACK TO 3 HOMES STP
- QUIET BACKWATER LOCATION, CLOSE TO LOCAL AMENITIES
- STILL ON INDIVIDUAL TITLES FOR THE 3 PROPERTIES

For sale via Pearson Ferrier Auctions starting Tuesday 9th September, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal investment opportunity located in the popular Woolfold area of Bury between Bury town centre and Tottington. It is currently used as one property, but was formerly three cottages and is on three titles meaning that you could renovate as a large family home, or convert back to three homes subject to the usual consents. The property has outstanding open views over local countryside and spacious gardens. To the ground floor the property has three spacious reception rooms, kitchen, shower room and W.C.. To the first floor there are three double bedrooms, a family bathroom, shower room, W.C. and mezzanine landing overlooking the main lounge. Externally the property borders open countryside and has a spacious well manicured garden area with a summer house that used to be a stable block. Moss Side is located off Tottington Road in a quiet location, but with good access to local amenities including schools, shops, bars, countryside walks. The property also boasts some great original features including fire places and beams. For viewings please contact Pearson Ferrier Auctions on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

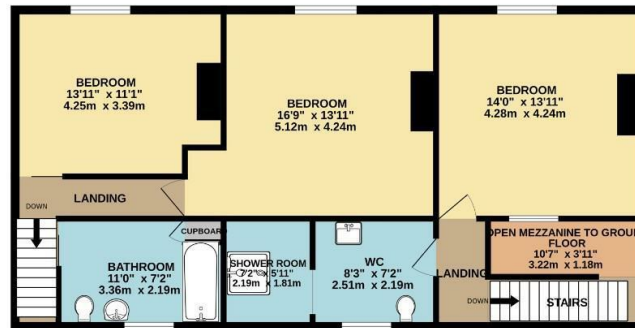




GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.

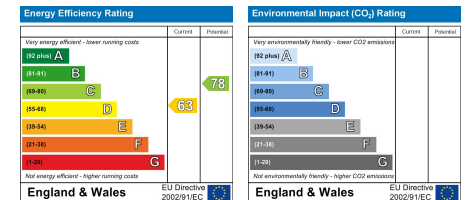


1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 ©2025



Bury Office
435/7 Walmersley 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.