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33 ROWLANDS ROAD  
Bury, BL9 5NF  
£195,000



# 33 ROWLANDS ROAD

## Property at a glance

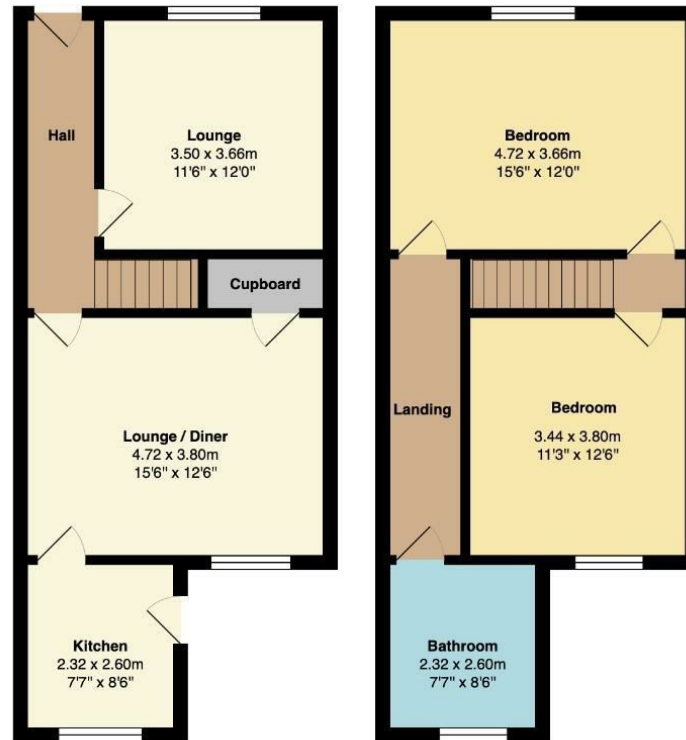
- TRADITIONAL MID TERRACED
- IDYLIC VILLAGE LOCATION
- OPEN FARMLAND VIEWS TO THE REAR
- MODERNISATION REQUIRED
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- ALL MAINS SERVICES
- GARDENS TO REAR
- GREAT POTENTIAL

A traditional mid terraced property, requiring a scheme of modernisation works, but situated in one of our regions most sought after village locations with open views to the rear across neighbouring farmland. Summerseat is a village in the truest sense of the word with a local primary school, two local pubs and a well respected cricket club! The property has been in the same ownership for many years and it is evident that a new buyer will want to upgrade the fixtures and fittings and potentially extend the property to create a larger kitchen area (of course, subject to permissions). There is gas central heating installed and majority double glazing and the accommodation briefly comprises: entrance hall, lounge, sitting room, kitchen, first floor landing, two double bedrooms and bathroom. There is potential to create further habitable space within the loft (again subject to permission). To the outside there is a garden forecourt and to the rear a yard area with timber shed and through a gate a there is an enclosed lawned area abutting the open farmland. There is great potential to make this a truly special home.





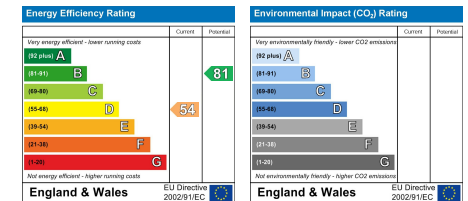




**Ground Floor**  
Area: 46.8 m<sup>2</sup> ... 504 ft<sup>2</sup>

**First Floor**  
Area: 46.8 m<sup>2</sup> ... 504 ft<sup>2</sup>

Total Area: 93.6 m<sup>2</sup> ... 1008 ft<sup>2</sup>



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

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

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