



pearson
ferrier  *a property for everyone*

6 ASHINGTON DRIVE
Bury, BL8 2TS
Offers In The Region Of £340,000

6 ASHINGTON DRIVE

Property at a glance

- STUNNING MUCH IMPROVED DETACHED TRUE BUNGALOW
- THREE GENEROUS SIZED BEDROOMS (MAIN WITH ENSUITE SHOWER ROOM)
- LOCATED WITHIN A HIGHLY DESIRABLE RESIDENTIAL LOCATION CLOSE BY TO ALL LOCAL AMENITIES
- PVC DOUBLE GLAZING & COMBIANTION GAS CENTRAL HEATING SYSTEM
- THROUGH LOUNGE
- STUNNING BREAKFAST KITCHEN WITH STAR GALAXY GRANITE WORK SURFACES & NEFF INTEGRATED APPLIANCES
- MODERN STYLISH SHOWER ROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR TWO/THREE CARS LEADING TO THE ATTACHED SINGLE GARAGE
- OFFERED FOR SALE WITH VACANT POSSESSION & NO UPWARD CHAIN
- MATURE LAWNED GARDENS TO THE FRONT, SIDE AND REAR

Occupying a generous corner plot position is this beautifully presented and much improved three bedroom detached true bungalow located within a highly desirable residential location yet conveniently placed for easy access to all local amenities. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, combination gas central heating system, feature through lounge, modern stylish breakfast kitchen with Star Galaxy granite work surfaces and Neff integrated appliances, three generous sized bedrooms (main bedroom with en-suite shower room) and a modern stylish three piece shower room. Outside - driveway providing ample off road parking for two/three cars leading to the attached single garage and mature lawned gardens to the front, side and rear. The accommodation briefly comprises: reception hallway, through lounge, breakfast kitchen, three generous sized bedrooms (main with en-suite shower room) and a modern stylish shower room. Outside - driveway, garage and gardens.

EPC Rating: TBC





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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			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D9-40) C			
(55-68) D				(D8-30) D			
(39-54) E				(D9-30) E			
(21-38) F				(F1-20) F			
(1-20) G				(G1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	