



pearson
ferrier  *a property for everyone*

31 LAKESIDE
Bury, BL9 9TX
Offers In The Region Of £450,000

31 LAKESIDE

Property at a glance

- immaculate & spacious detached family home
- four generous sized bedrooms (master with en-suite shower room)
- occupying a generous plot
- tucked away in a cul-de-sac location with stunning views overlooking the lake at the front .
- guest WC
- study
- large PVC double glazed conservatory
- modern fitted kitchen with integrated appliances plus a utility room
- driveway providing ample off road parking for two/three vehicles and mature gardens to the front, side and rear
- offered for sale with vacant possession and no upward chain

A very rare opportunity to acquire this immaculate and spacious four bedroom detached family home occupying a generous plot tucked away in a cul-de-sac location with stunning views overlooking the lake at the front . Not many houses come for sale on this road but when they do they are literally snapped up due to its stunning location and scenery, yet conveniently placed for easy access to all local amenities including nearby schools, shops and transport networks to include the nearby motorway networks providing easy access to and from Manchester City Centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, gas central heating system, spacious entrance hallway, guest WC, study, feature lounge, separate dining area and a large spacious PVC double glazed conservatory with views overlooking the private side and rear gardens, modern fitted kitchen with integrated appliances, utility room, four generous sized bedrooms (master with en-suite shower room) and a modern family bathroom. Outside: driveway providing ample off road parking for two/three vehicles and mature gardens to the front, side and rear. The accommodation briefly comprises: reception hallway, WC, study, lounge, dining area, conservatory, kitchen, utility room, first floor, four generous sized bedrooms (master with ensuite shower room) and a family bathroom. Outside - driveway providing ample off road parking for two/three vehicles and mature gardens to the front, side and rear.

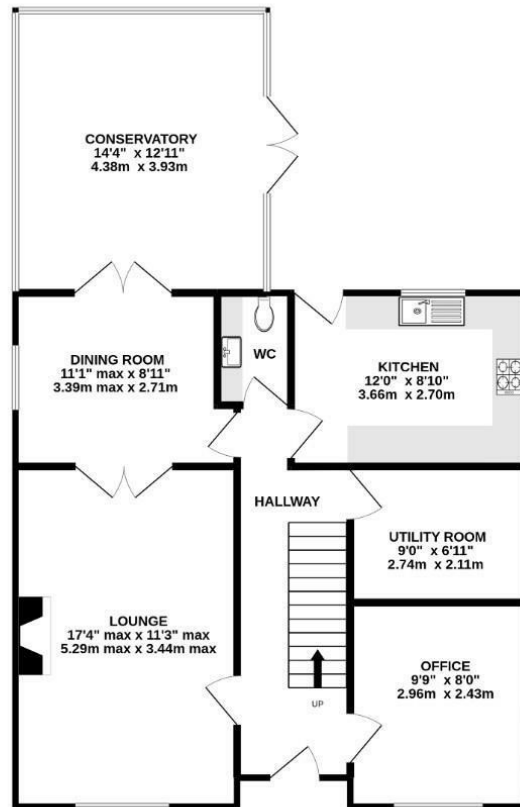
Additional Information:

Tenure - Freehold
Council Tax Band - E
Council: Bury MBC
EPC Rating: TBC

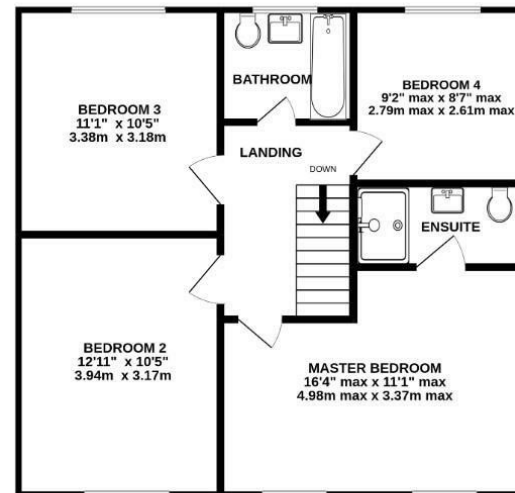




GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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