



Eagley Drive
Bury

Miller Metcalfe
Every step of the way

Eagley Drive

Bury

Semi Detached



3



2

EPC Rating - C

****MODERN SEMI DETACHED HOME IN SEDDONS FARM****

Looking for a perfect upsize in a fantastic family friendly location?...

We are thrilled to welcome to the market this well appointed and nicely appointed three bedroom semi detached home which would be perfect for a family! With accommodation arranged over three floors, there's tons of internal space to enjoy plus a large rear garden with lawned grass.

Take advantage of a spacious lounge with lots of light, a modern kitchen/dining area plus three bedrooms with the master benefitting from en-suite. The decor is neutral throughout so you can move straight in and put your own stamp on and enjoy from day one!

The property is located on a quiet and well regarded cul-de-sac in the Seddons Farm area of Bury which is popular with families. St Stephen's Church of England School and Greenhill Primary School are both within walking distance. There's also a good selection of shops, supermarkets and convenience stores locally. For those that need to commute, there's fantastic links to Bolton, Radcliffe, Bury and beyond.

The accommodation at Eagley Drive briefly comprises of; entrance door leading to a hallway with access to a cloakroom. Doors lead to a bright and airy lounge with an adjacent kitchen/dining area to the rear with a combination of base and eye level units. Take the stairs to the first floor and you'll find two bedrooms and a family bathroom suite. Another staircase leads to the second floor where you'll find a double master bedroom with the additional benefit of an en-suite bathroom.

TENURE

Leasehold
999 years from 1 January 2004

LOCAL AUTHORITY & COUNCIL TAX

Band C
Annual Price: £1,842

BROADBAND

Basic 6 Mbps
Superfast 75 Mbps
Ultrafast 1000 Mbp

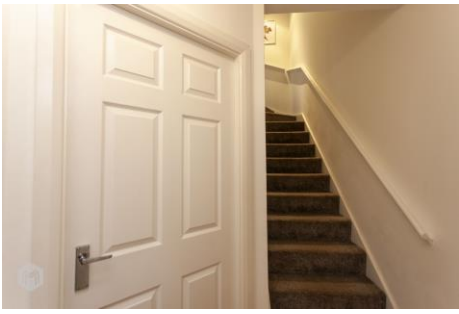
MOBILE COVERAGE

EE
Vodafone
Three
O2

SATELLITE / FIBRE TV AVAILABILITY

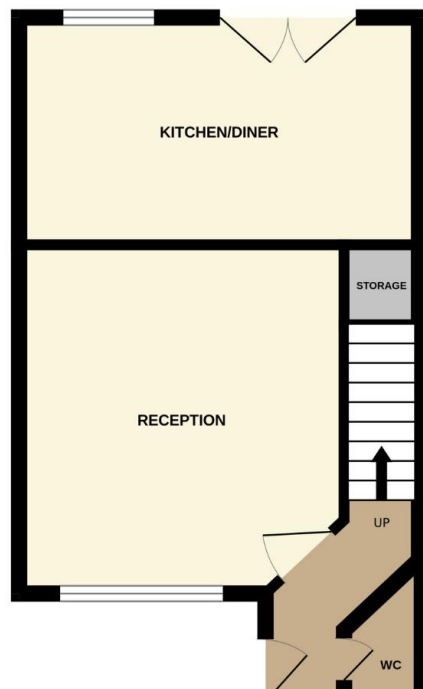
BT
Sky
Virgin



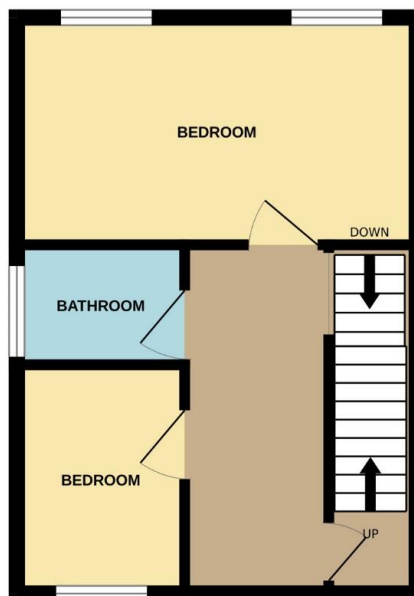




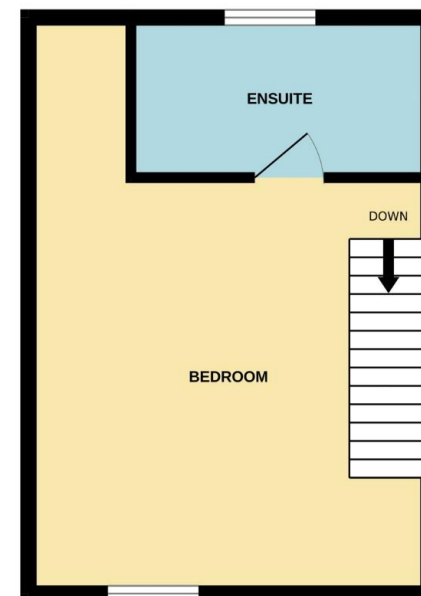
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.