



29 Freckleton Drive, Bury

Bury

£575,000



## 29 Freckleton Drive

Bury, Bury

Immaculate 4-bed, 2 bathroom detached family home on Seddons Farm Estate. Stylish interiors, open plan kitchen/dining, landscaped garden, prestigious location. Ideal for contemporary family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- GENEROUS LOUNGE WITH CAST IRON LOGBURNER
- STUNNING 'L'-SHAPED OPEN PLAN KITCHEN/BREAKFAST/DINING/FAMILY ROOM
- AMPLE SPACE FOR DINING, LOUNGING, AND FAMILY INTERACTION
- FULL-WIDTH GLAZING, BI-FOLDING & VELUX SKYLIGHTS OFFERING SEAMLESS ACCESS TO THE REAR GARDEN
- A SUN-DRENCHED STONE-PAVED PATIO IDEAL FOR AL FRESCO DINING
- FOUR SPACIOUS DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE TO MASTER
- BREATH-TAKING SOUTH-FACING LANDSCAPED GARDEN WITH OPEN COUNTRY VIEWS
- PRESTIGIOUS LOCATION WITH OUTSTANDING LOCAL SCHOOLING AND COMMUNITY AMENITIES
- PRIVATE VEHICULAR DRIVEWAY
- A RARE OPPORTUNITY – EARLY VIEWING STRONGLY ADVISED





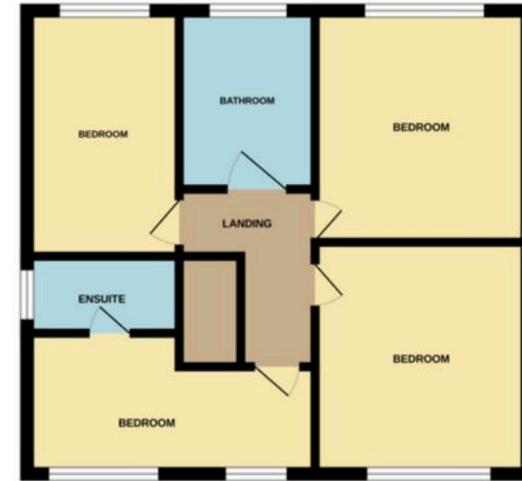




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |





## HARRISON ESTATE AGENTS

Harrison Estate Agents, 10 Bolton Street - BL9 0LQ

0161 797 8616

[info@harrison-estates.co.uk](mailto:info@harrison-estates.co.uk)

[www.harrison-estates.co.uk](http://www.harrison-estates.co.uk)