



**27 Abbey Drive**

Seddons Farm, Bury

**£475,000**



## 27 Abbey Drive

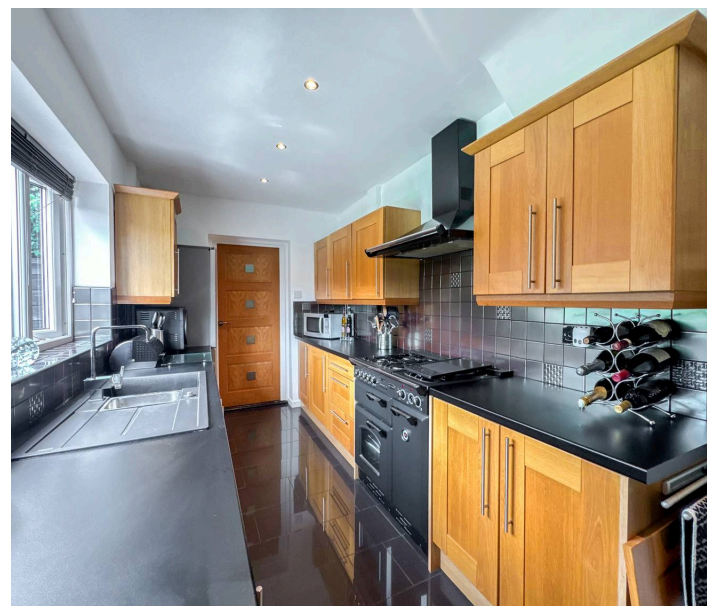
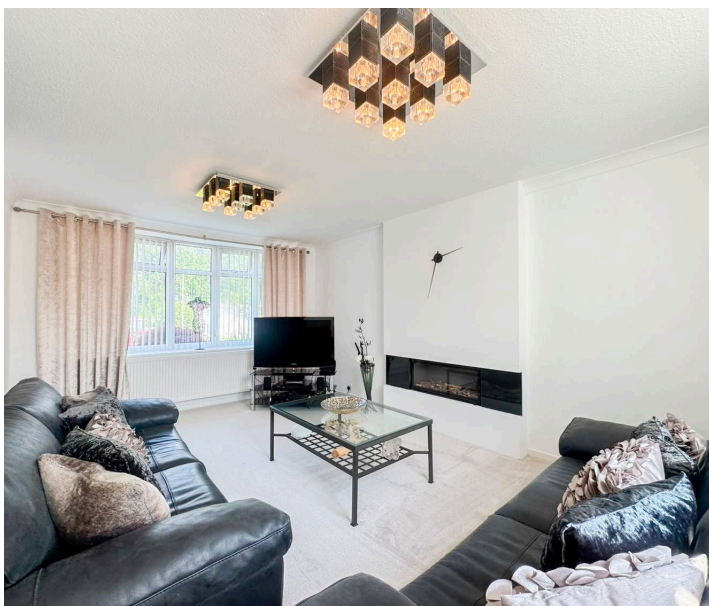
Seddons Farm, Bury

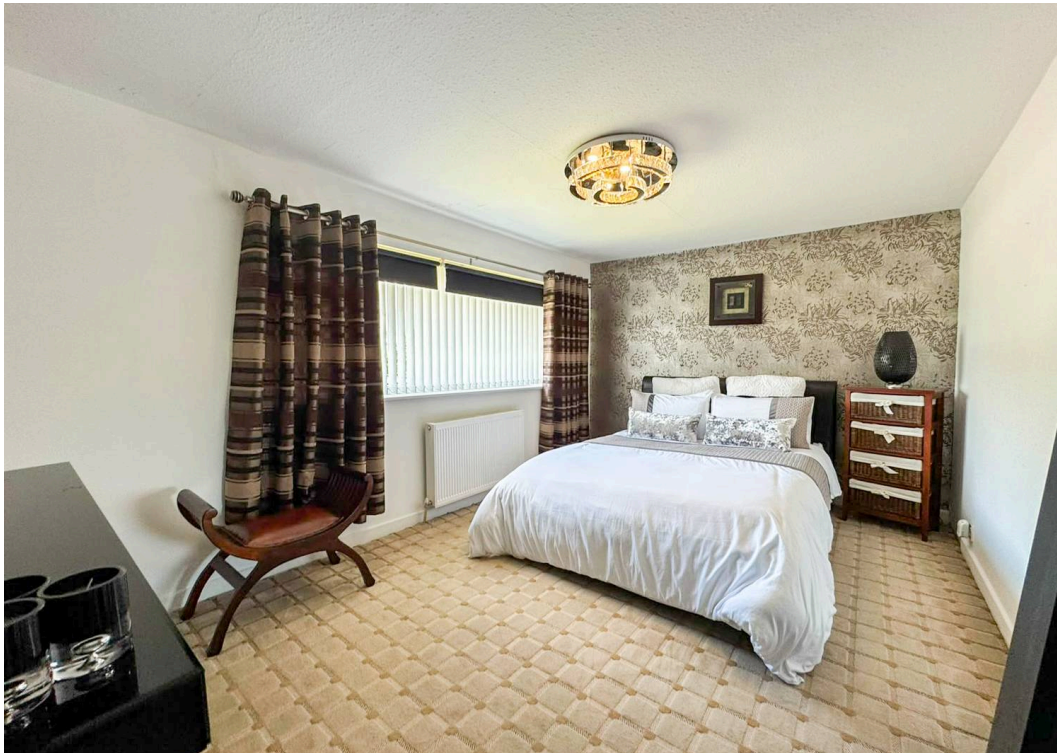
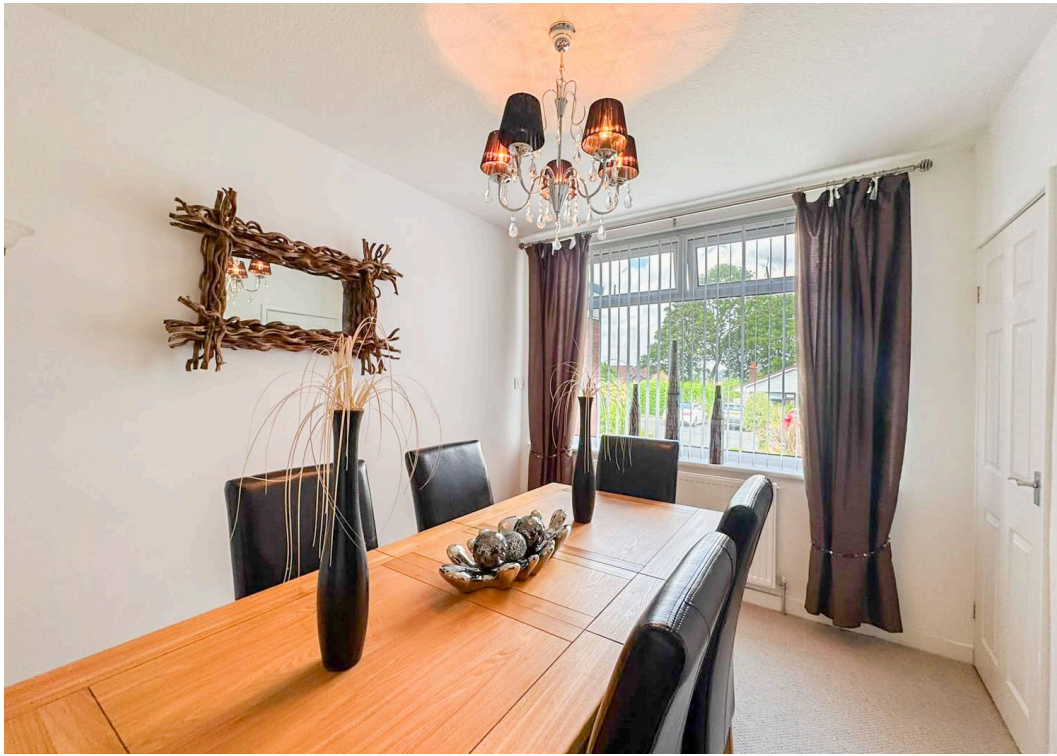
Immaculate 3-bed detached home with modern kitchen, landscaped garden, garage, driveway, and flexible living space in sought-after Seddons Farm near top schools and transport. Move-in ready.

Council Tax band: D

Tenure: Leasehold

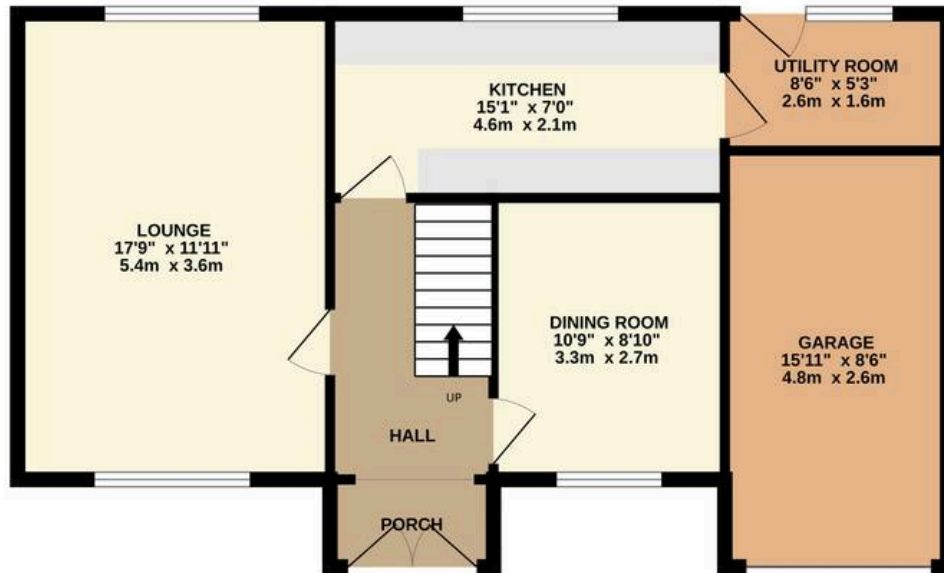
- Detached three-bedroom home offering generous proportions, immaculate presentation and a private sun-trap garden in desirable Seddons Farm location
- Spacious lounge with dual-aspect views
- Quality kitchen, integrated appliances, utility room & separate dining/family room
- 3 double bedrooms & a modern shower room
- Beautifully landscaped, private rear garden featuring mature hedging, a level lawn, a sunny patio area and a storage shed
- Large multi-vehicle driveway and attached garage providing secure parking, storage and future scope for conversion
- Highly regarded Seddons Farm location, renowned for family appeal, excellent local schools, rural walks & friendly community feel
- Strong commuter convenience with easy access to Bury, Bolton
- A standout home that blends space, style and location, delivering the perfect move-in-ready setting for families wanting comfort, privacy and long-term value



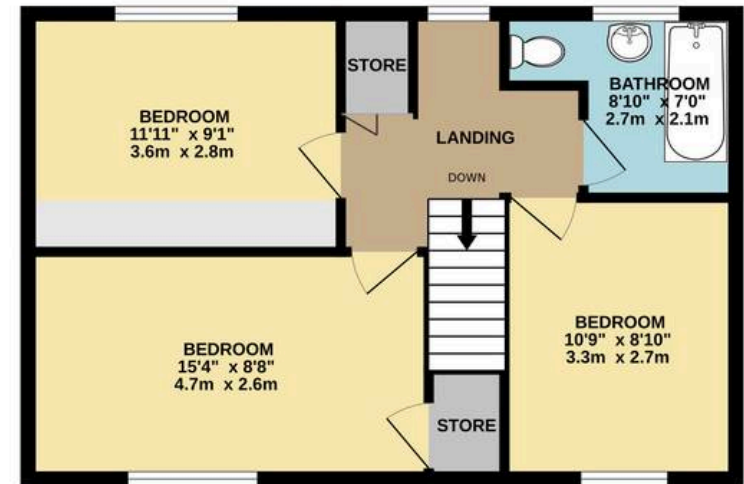




GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 sq.m.) approx.

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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