16 Eagley Drive, Seddons Farm, Bury

Bury

£280,000

16 Eagley Drive

Bury, Bury

Council Tax band: C

Tenure: Leasehold
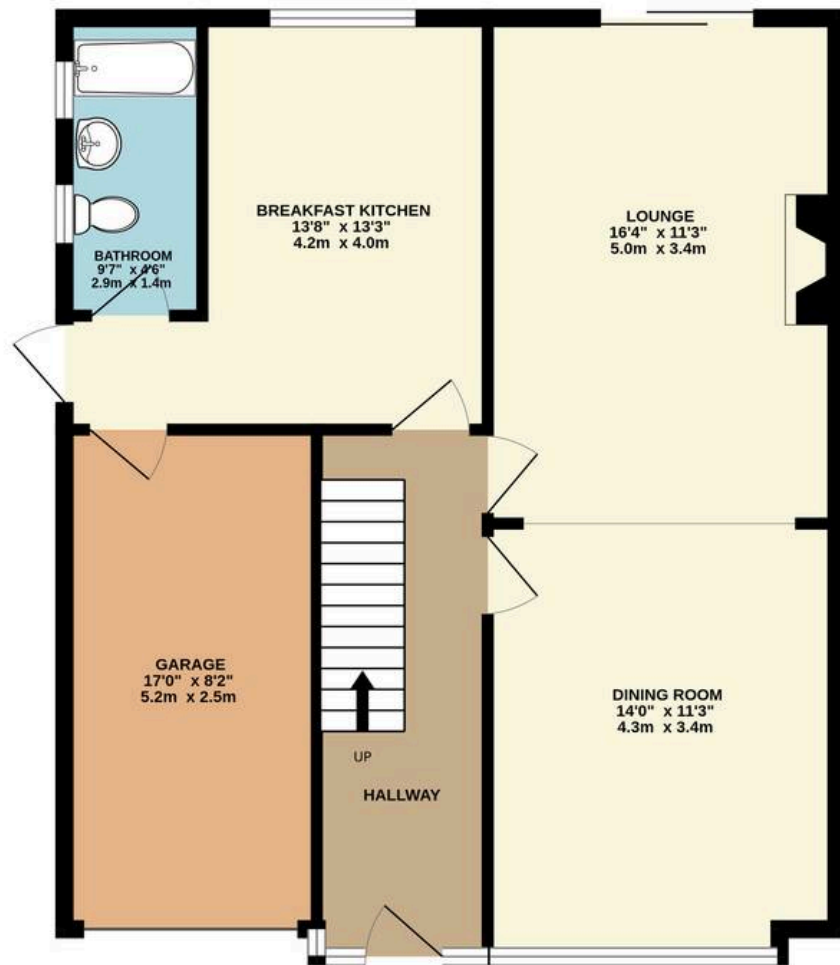
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No onward chain; spacious three-bed detached on a generous flat plot in sought-after Seddons Farm with sunny rear garden and scope to extend (STPP)
- Bright open-plan lounge/diner offering an excellent base for modernisation
- Well-sized kitchen with ample storage, ready for a contemporary upgrade
- Large downstairs shower room
- Three generous bedrooms upstairs plus a separate WC and extensive eaves storage
- Flat rear garden enjoying sun throughout the day, ideal for landscaping or entertaining
- Private driveway and single garage providing secure parking and storage
- Strong opportunity to add value for first time buyers, growing families, or those looking to secure a home in a high-demand area
- Quiet, well-established area close to shops, parks, and everyday amenities
- Within catchment for Elton High and Lowercroft Primary, with excellent links to the M66, M60, A58 and Bury Metrolink
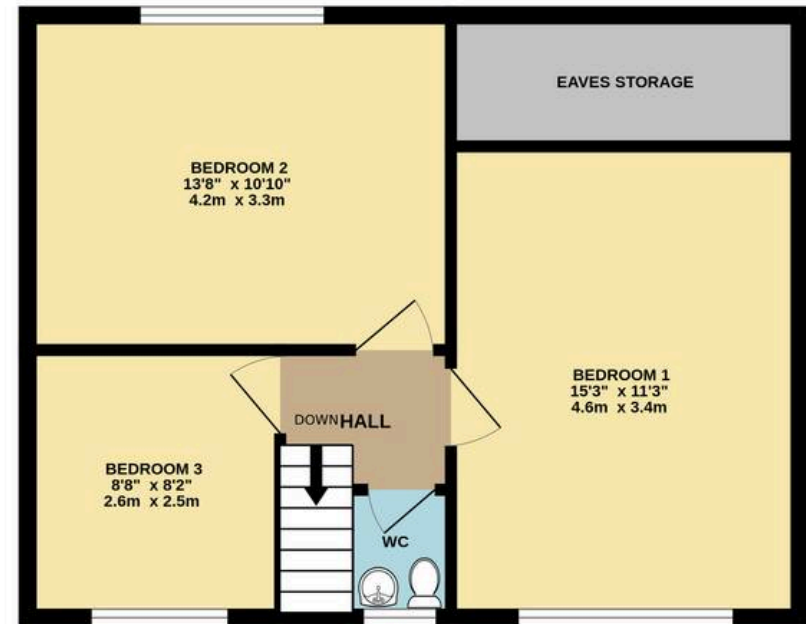
GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.

BATHROOM
9'7" x 4'6"
2.9m x 1.4m

BREAKFAST KITCHEN
13'8" x 13'3"
4.2m x 4.0m

LOUNGE
16'4" x 11'3"
5.0m x 3.4m

GARAGE
17'0" x 8'2"
5.2m x 2.5m

DINING ROOM
14'0" x 11'3"
4.3m x 3.4m

UP

HALLWAY

EAVES STORAGE

BEDROOM 2
13'8" x 10'10"
4.2m x 3.3m

BEDROOM 1
15'3" x 11'3"
4.6m x 3.4m

BEDROOM 3
8'8" x 8'2"
2.6m x 2.5m

DOWN **HALL**

WC

TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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HARRISON ESTATE AGENTS

Harrison Estate Agents, 10 Bolton Street - BL9 0LQ

0161 797 8616

info@harrison-estates.co.uk

www.harrison-estates.co.uk