



pearson
ferrier®



297 BRANDLESHOLME ROAD
Bury, BL8 1EY
£280,000

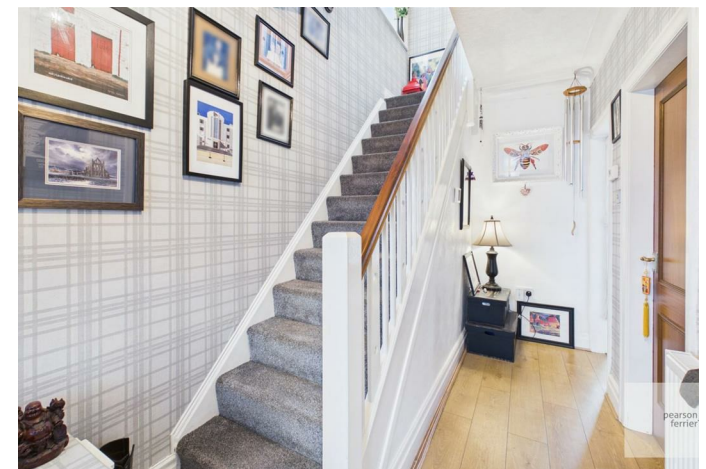
297 BRANDLESHOLME ROAD

Property at a glance

- BAY FRONTED SEMI DETACHED FAMILY HOME
- FREEHOLD
- THREE BEDROOMS (MAIN FITTED)
- TWO RECEPTION ROOMS (DINING AREA WITH MULTI FUEL STOVE)
- GARAGE EXTENSION WITH REMOTE ROLLER DOOR
- FABULOUS POTENTIAL TO EXTEND FURTHER (subject to approvals)
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- SOUTH WEST FACING LOW MAINTENANCE REAR GARDENS
- DRIVEWAY TO FRONT

A traditional bay fronted FREEHOLD semi detached home, located on Brandlesholme Road approximately 1 mile from Bury town centre and a short walk to a handy parade of shops. The property has been recently improved by the current owner with the installation of a newly fitted kitchen with built in appliances. With combination gas fired central heating fired by a Vaillant boiler and upvc double glazing throughout, the accommodation briefly comprises: entrance vestibule, inner hall, lounge, dining room with multi fuel burning stove, newly fitted kitchen with access to the integral garage with remotely operated roller door, first floor landing, three bedrooms (the main with fitted furniture) and three piece bathroom with shower over the bath. To the outside there is a low maintenance front garden forecourt which is paved to provide on site parking and to the rear a flagged patio and extensive rear garden with artificial lawns and recent timber garden shed. There is great potential for a new owner to extend the accommodation over the garage and/or to the rear, subject to approvals.

Tenure - Freehold
Council Tax Banding - C
EPC Rating - tbc







Floor 0



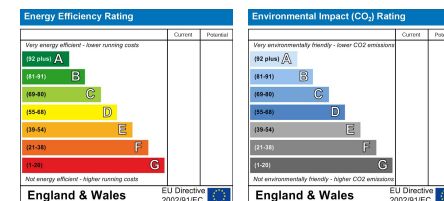
Floor 1

Approximate total area^m
98.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.