pearson ferrier®

23 BRANDLE AVENUE

Bury, BL8 1DX

Offers In The Region Of £300,000

23 BRANDLE AVENUE

Property at a glance

- DETACHED DORMER BUNGALOW
- TWO BEDROOMS + ADDITIONAL LOFT ROOM (over 24ft)
- LOUNGE/DINER (Over 24ft)
- EXTENDED KITCHEN
- KIRKLEES NATURE TRAIL TO THE REAR
- NO ONWARD CHAIN
- CONVENIENT LOCATION

Deceptively spacious two bedroom detached bungalow with additional loft room (over 24ft) located in a prime position just off Brandlesholme Road which backs onto the Kirklees nature trail. The location offers excellent and access to Bury town centre with Woodbank primary school being on your doorstep and exceptional walks with Burrs Country Park and the Kirklees nature trail being close by. The property is in need of cosmetic improvement offering you the chance to add value and add you own style to your new home, however the property does benefits from gas central heating and solar panels. In brief the property comprises of: vestibule, lounge/diner (over 24ft), kitchen, conservatory, two bedrooms and modern shower room, the property also benefits from a good sized loft room which could be used as a further bedroom and is ideal for further development (subject to relevant planning & consents). The property also benefits from a generous garden to the rear, driveway and attached garage providing off road parking.

Tenure - Freehold
Council Tax Band - D
EPC - D

Floor 0

Floor 1

S
E W
N

Approximate total area(1)

119.2 m²

Reduced headroom

6.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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

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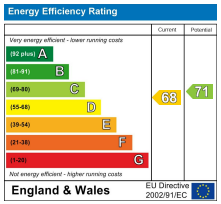

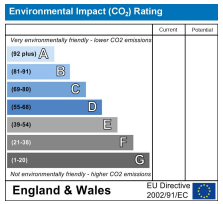

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