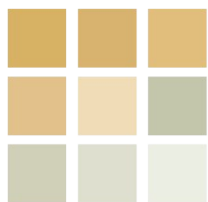




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2 KIRKBURN VIEW
Bury, BL8 1DL
Offers Around £450,000

2 KIRKBURN VIEW

Property at a glance

- FREEHOLD SPLIT LEVEL DETACHED FAMILY HOME
- FABULOUS POSITION WITH 180 DEGREE VIEWS TO THE REAR
- BACKING ONTO KIRKLEES COUNTRY TRAIL
- IMMACULATE PRESENTATION THROUGHOUT
- FOUR BEDROOMS (MAIN WITH ENSUITE)
- LUXURIOUS MAIN BATHROOM WITH TV
- TWO RECEPTION ROOMS
- DOUBLE GARAGE (POTENTIAL TO DEVELOP)
- MATURED WRAP ROUND GARDENS TO THREE SIDES

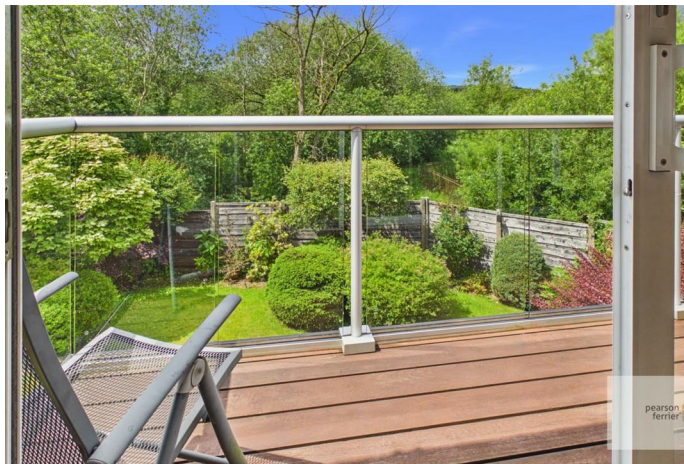
A most unusual modern detached freehold property, in an enviable position on Kirkburn view with 180 degree views to the rear across Kirkless Nature Trail. From the road, the property appears to be a detached bungalow, however, the main living space is built at road level and there are four good sized bedrooms and two bathrooms on the lower ground floor with access onto the rear gardens. The property was constructed during 1980s and only 4 were constructed on the cul-de-sac to take advantage of the outstanding views.

Number 2 has been in the same ownership for many years and the owners have carried out many improvements in that time to create a truly fabulous home. With gas central heating & upvc double glazing the accommodation briefly comprises: Entrance hall, with stairs to the lower ground floor, guest cloakroom, integral double garage, lounge with balcony, dining room, fitted kitchen, lower ground floor hall, four good sized bedrooms (the main with three piece ensuite) and luxurious four piece bathroom with built in TV. To the outside there are matured gardens to three sides with a double driveway leading to the double sized garage with remotely operated door.

The property is being offered for sale with no onward chain and viewing is essential to appreciate not only the accommodation on offer but the attention to detail throughout.

Tenure - Freehold
Council Tax Band - E
EPC Rating - D







Floor 0



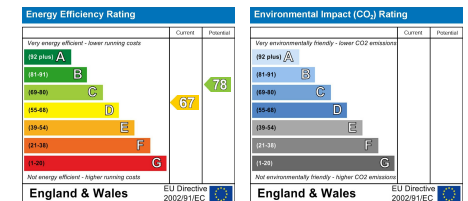
Floor 1

Approximate total area^m
146 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



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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.