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134 SUNNY BANK ROAD  
Bury, BL9 8LJ  
£485,000



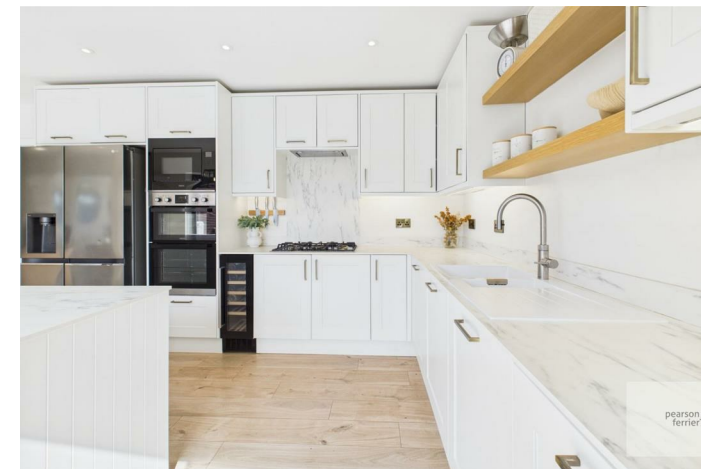
# 134 SUNNY BANK ROAD

## Property at a glance

- FREEHOLD MODERN DETACHED FAMILY HOME
- PRIME LOCATION WITH SOUTH FACING REAR GARDENS
- FOUR DOUBLE BEDROOMS
- REMODELLED GROUND FLOOR WITH CONTEMPORARY KITCHEN/FAMILY ROOM
- SECOND SITTING ROOM/PLAYROOM
- CONVENIENT FOR BOTH BURY & WHITEFIELD CENTRES
- INTEGRAL GARAGING
- GARDENS TO THE FRONT & REAR

A modern FREEHOLD detached family home in one of our regions most sought after residential locations, with easy access to both Bury and Whitefield town centres. The property has been significantly remodelled on the ground floor to create more functional living space in line with modern trends to incorporate a kitchen/family room to the rear overlooking the gardens. This is a well proportioned detached family home with adaptable accommodation and huge potential to extend further if required (and subject to approvals). With gas central heating & upvc double glazing the accommodation briefly comprises: entrance porch, inner hall with access to the integral garage, playroom/sitting room, family room/kitchen, guest cloakroom/w.c., first floor spacious landing, four good sized bedrooms, three are double and the main bedroom and second bedroom have fitted wardrobes and combined four piece bathroom/w.c. with separate shower. To the outside there are garden areas to the front and rear.

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









Floor 0



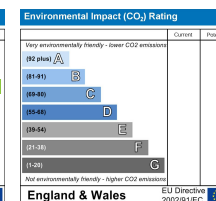
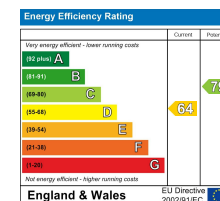
Floor 1

Approximate total area<sup>m</sup>  
152.7 m<sup>2</sup>

(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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