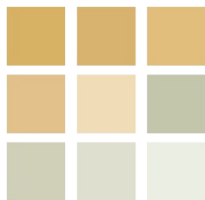




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25 HACKFORD CLOSE  
Bury, BL8 1XP  
Offers Over £450,000



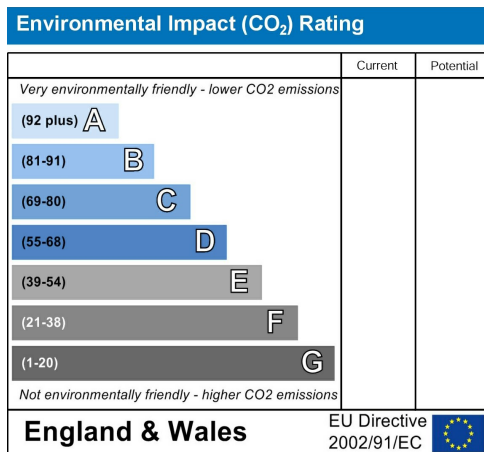
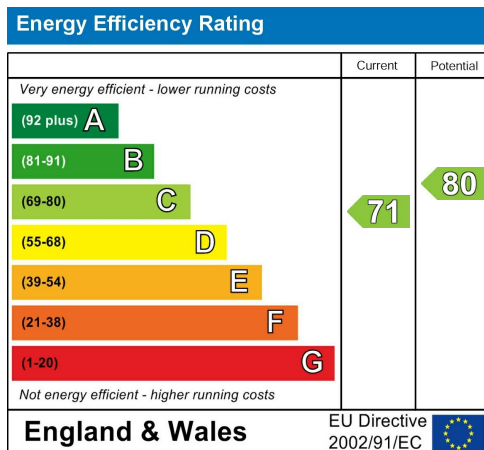
## 25 HACKFORD CLOSE

A magnificent and largely extended Freehold detached family home situated at the head of a cul-de-sac and having a pleasant aspect to the front with no opposing property, instead sits an area of open land. The property is a credit to the current owners who have cleverly blended modern features and conveniences with a traditional twist. The ground floor accommodation has been extended both out to the front and at the rear of the property there is a side extension to house a woodburning stove with associated chimney. The effect is quite dramatic a certainly provides a bespoke living space. The property is positioned in Brandlesholme, just off Hunstanton Drive and provides easy access to Bury town centre, the Burrs Country Park, local doctors and a range of primary schools. With combination heating and of course upvc double glazing the accommodation briefly comprises: entrance hall, guest cloakroom, lounge with wood burner, dining area, kitchen, integral garage, first floor landing, four good sized double bedrooms (the master with ensuite wet room, fitted wardrobes and hidden dressing room) and main family bathroom. To the outside there are low maintenance gardens with Indian Stone driveway to the front and to the rear Indian Stone patio with hot tub and artificial turf lawns.

Tenure -Freehold  
Council tax banding - D  
EPC Rating - tbc









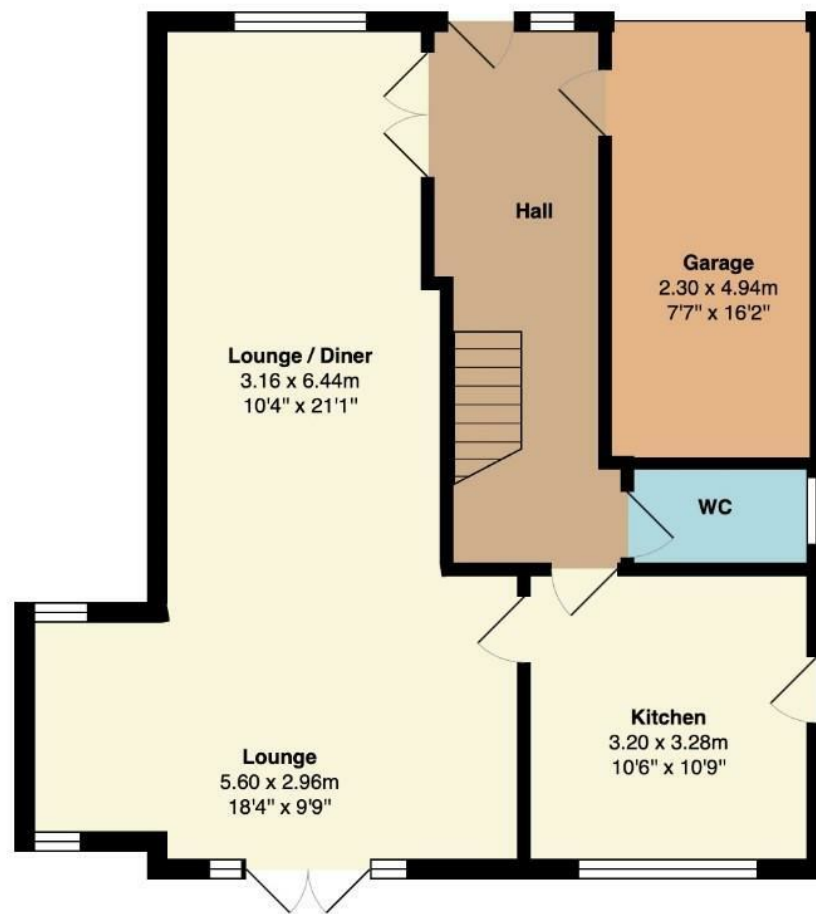




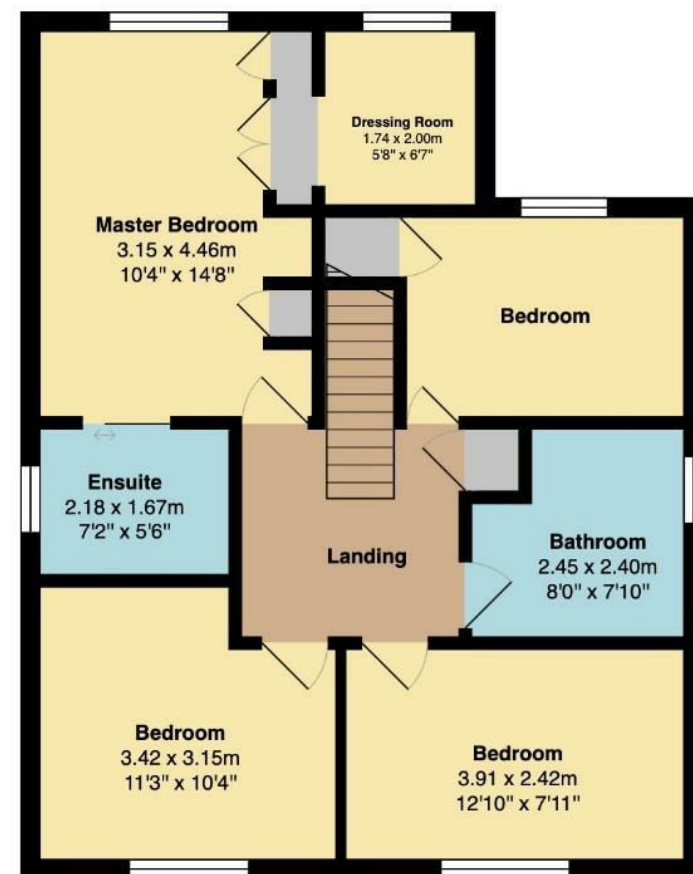








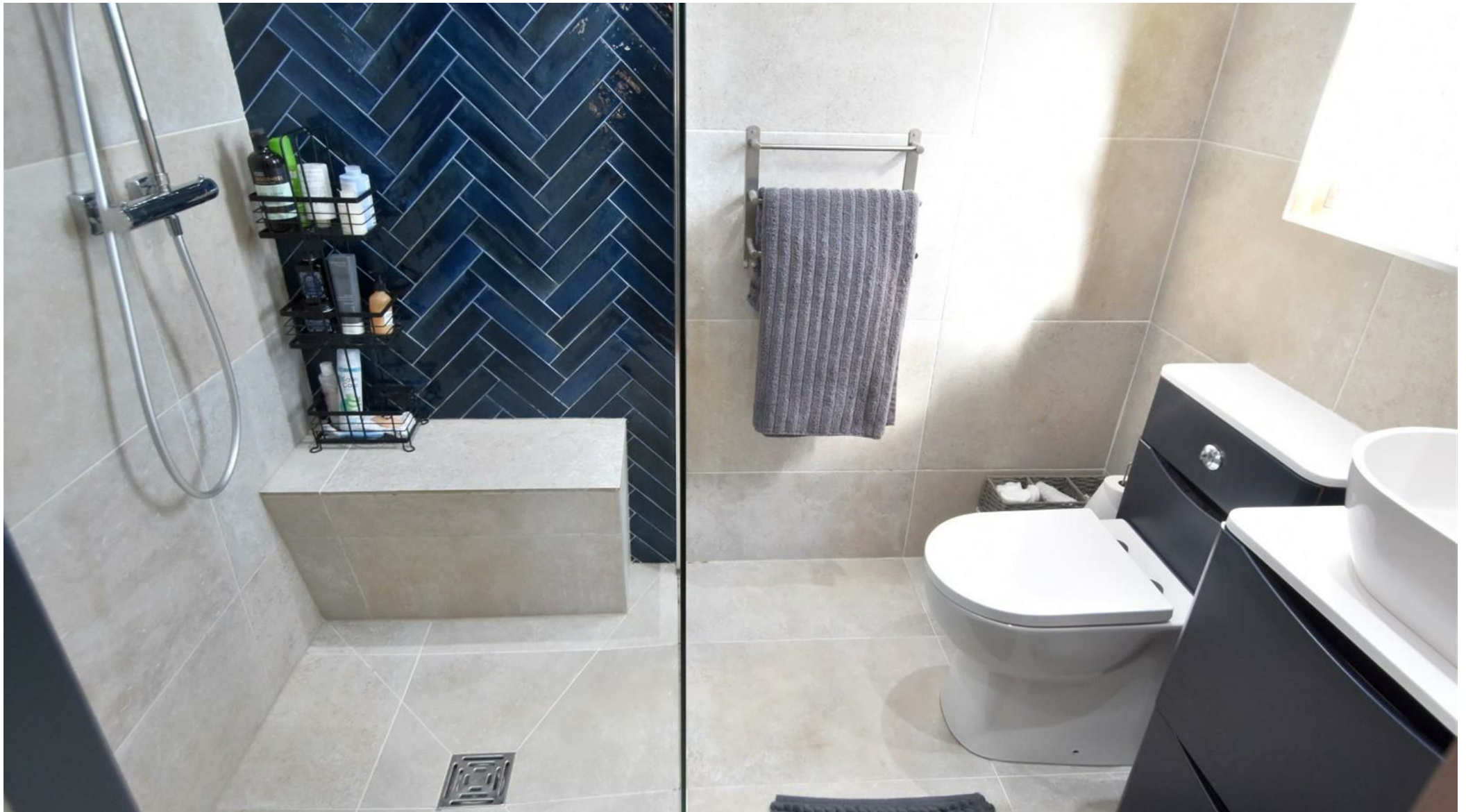
**Ground Floor**  
Area: 75.2 m² ... 809 ft²



**First Floor**  
Area: 66.4 m² ... 715 ft²

Total Area: 141.6 m² ... 1524 ft²





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