



pearson
ferrier  *a property for everyone*

39 BANKHOUSE ROAD
Bury, BL81DS
Offers Over £350,000

39 BANKHOUSE ROAD

Property at a glance

- SUBSTANTIAL SEMI DETACHED HOME
- WELL REGARDED LOCATION
- OPEN ASPECT TO REAR
- EXTENDED TO GROUND FLOOR
- FIVE BEDROOMS (TWO WITH ENSUITE)
- LUXURIOUS KITCHEN
- LOW MAINTENANCE GARDENS
- SUMMERHOUSE (CURRENTLY HAIR SALON)
- PARKING FOR UP TO 3 CARS

A quite unbelievable property! Substantially extended to the ground floor and now with 5 bedroom accommodation providing adaptable living for an extended family. Bankhouse Road is located off Brandlesholme Road approximately 1.5 miles from Bury town centre, number 39 has an open aspect to the rear and backs onto Kirklees Trail and a network of country walks. The current owners are to be congratulated on their imagination and attention to detail throughout and internal inspection is required to appreciate the layout and sheer size of the accommodation. With gas fire central heating and upvc double glazing throughout the accommodation briefly comprises: central entrance porch, lounge wrapping round to a dining room and then into the kitchen, ground floor guest bedroom with ensuite shower room, utility room with guest w.c. off, ground floor master bedroom suite that has to be seen to be believed! luxurious 4 piece ensuite bathroom, first floor landing, three bedrooms and three piece bathroom with jacuzzi bath. To the outside there are low maintenance gardens to the front with block paving providing on site parking for up to 3 cars, a side pathway leading to the rear garden with artificial turf lawn, block paved patio, summerhouse (currently used as a hair salon with kitchenette and washroom w.c. and separate tool shed.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92 plus A			92 plus A
81-91 B		82	81-91 B
69-80 C	69		69-80 C
55-68 D			55-68 D
49-54 E			49-54 E
39-48 F			39-48 F
1-38 G			1-38 G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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