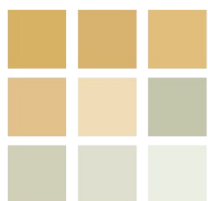




pearson  
ferrier®



3 BRANCH CLOSE  
Bury, BL8 1UP  
£280,000



# 3 BRANCH CLOSE

## Property at a glance

- FREEHOLD DETACHED TRUE BUNGALOW
- LOCATED AT THE HEAD OF A SMALL CUL-DE-SAC
- PRIVATE REAR GARDENS WITH OPEN ASPECT
- TWO DOUBLE BEDROOMS
- CONSERVATORY EXTENSION
- RECENTLY RE ROOFED & REPLACEMENT BOILER
- REPLACEMENT KITCHEN & WETROOM
- NO ONWARD CHAIN
- GARAGE, TWO DRIVEWAYS, GOOD SIZED GARDENS

A magnificent and almost 'as new' FREEHOLD detached true bungalow situated at the head of a cul-de-sac off Woodhill Road in Bury. The property is a credit to the current owners and internal inspection is recommended to appreciate their high standard of presentation throughout. The property offers a good deal of privacy and there is an open aspect to the rear. Originally constructed during the early 1980s, however many upgrades have been carried out within the last 5 years to include: a re roof, the addition of a conservatory with bi-folding doors onto the rear gardens, replacement kitchen and bathroom, replacement combination boiler, upvc double glazing and to finish, the floor coverings and decorations have just been replaced and revamped.

The accommodation briefly comprises: entrance hall via composite door, storage off, lounge with living flame fire, gloss white dining kitchen, two double bedrooms, one with the conservatory/sunroom off and separate wet room style shower room.

To the outside there are garden areas to the front and rear (the rear gardens extending to over 60 feet in length). There are two driveways, a detached garage with recently replaced Firestone rubber roofing system and a timber garden shed.

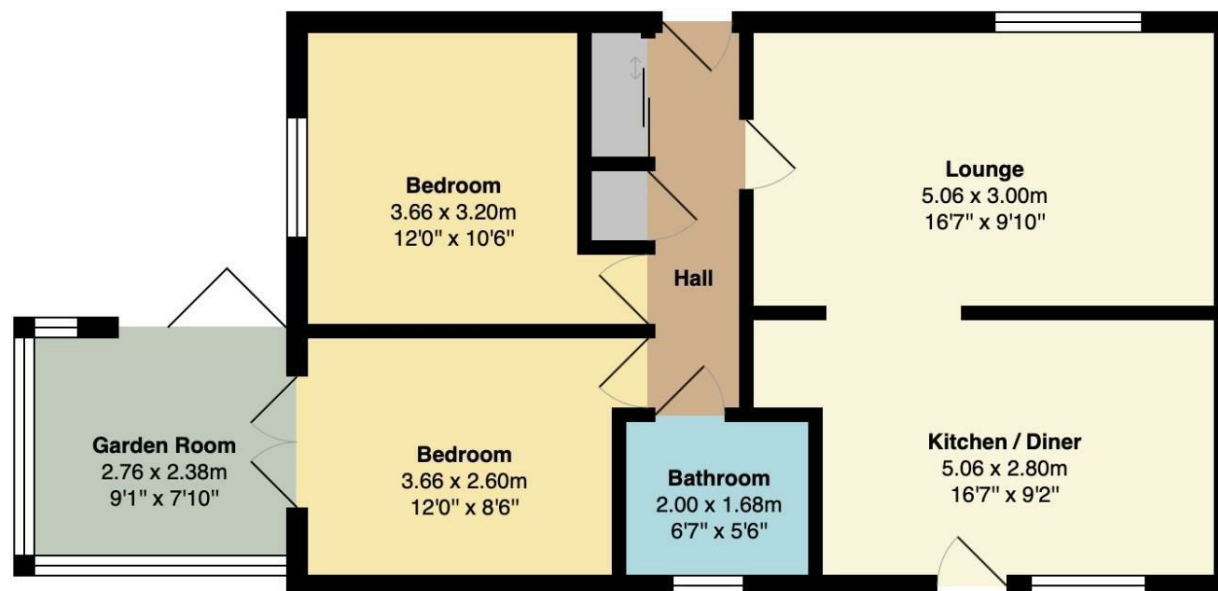
The property is being offered for sale with no onward chain.

Tenure - Freehold  
Council Tax Band - C  
EPC Rating - C

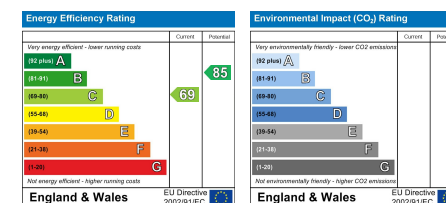








**Ground Floor**  
Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>



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