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3 WESTERHAM CLOSE  
Brandlesholme, BL8 4PP  
£425,000



### 3 WESTERHAM CLOSE

#### Property at a glance

- detached true bungalow
- three bedrooms
- large plot
- ample parking/double garage
- no onward chain
- well presented throughout

Westerham Close, Brandlesholme is a superbly presented and well maintained, three bedroom detached bungalow, set within a cul-de-sac in this highly regarded residential estate, a short drive to Bury town centre, Holcombe Brook, Ramsbottom and the motorway network. The property is set within a large plot with garden forecourt and long side driveway leading to a large detached brick built garage and a very large enclosed Indian stone paved patio area with border of mature shrubs. The property is offered for sale with no onward chain, is double glazed and warmed by gas fired central heating, the accommodation briefly comprises; vestibule entrance, I-shaped entrance hallway with Amtico oak style flooring, lounge & dining room, fitted breakfast kitchen, three bedrooms and shower room. Council Tax Band D/Freehold Property.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
41-48 <b>F</b>			
35-40 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus <b>A</b>			
81-91 <b>B</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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