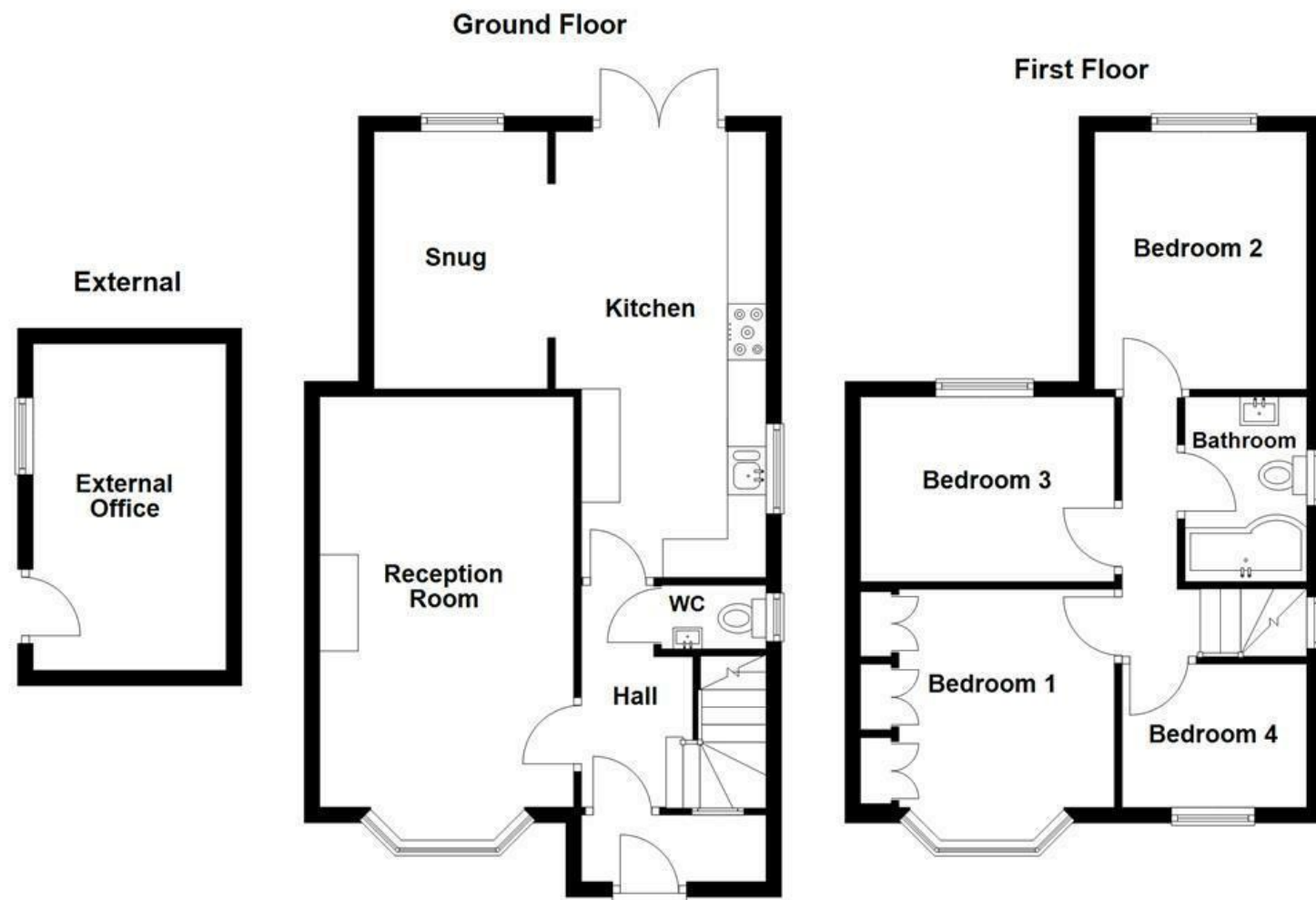




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brandlesholme Road, Bury, BL8 1HJ

Offers Over £325,000

AN IMPRESSIVE EXTENDED SEMI DETACHED PROPERTY ON AN IMPRESSIVE PLOT

Located on the desirable Brandlesholme Road in Bury, this exceptional semi-detached family home has been fully renovated to an impeccable standard, offering a perfect blend of modern living and stylish design. With four generously sized bedrooms, this property provides ample space for families of all sizes.

The heart of the home is undoubtedly the open plan kitchen and living area, which creates a warm and inviting atmosphere, ideal for both entertaining and everyday family life. The additional living space enhances the home's versatility, allowing for various uses to suit your lifestyle. Every corner of this residence has been thoughtfully designed, featuring modern fixtures and stylish decoration that ensure no detail has been overlooked.

Outside, the property boasts a generously sized garden, perfect for children to play or for hosting summer gatherings. The detached garage has been cleverly transformed into a fantastic external office or summer house, providing a peaceful retreat for work or leisure. Ample off-road parking further adds to the convenience of this remarkable home.

Situated in one of Bury's most sought-after locations, this property is conveniently close to local schools, bus routes, and a variety of amenities. Additionally, major motorway and network links are easily accessible, making commuting a breeze. This home truly represents an outstanding opportunity for those seeking a beautifully presented family residence in a prime location.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Brandlesholme Road, Bury, BL8 1HJ

Offers Over £325,000

 4  1  1  D

- Spacious Semi Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking
- EPC Rating D
- Four Bedrooms
- Perfect Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Extensive Rear Garden with External Office
- Council Tax Band C

Ground Floor

Entrance Porch

7'4 x 2'10 (2.24m x 0.86m)

Composite double glazed frosted front door, spotlights and composite double glazed frosted leaded door to hall.

Hall

9'6 x 7'10 (2.90m x 2.39m)

UPVC double glazed window, upright central heating radiator with mirror, under stairs storage, smoke detector, spotlights, wood effect Kamdean flooring, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

4'10 x 2'9 (1.47m x 0.84m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, sensor lighting and wood effect laminate flooring.

Reception Room

19'3 x 10'10 (5.87m x 3.30m)

UPVC double glazed bay window, central heating radiator, television point, cast iron multifuel burner with tiled hearth and surround.

Kitchen/Dining Area

19'0 x 9'0 (5.79m x 2.74m)

UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with granite work surfaces, tiled splashback, inset stainless steel one and a half bowl sink with mixer tap, three door Rangemaster cooker with six ring gas hob, integrated extractor hood, integrated fridge freezer, integrated microwave, integrated dishwasher, integrated washing machine, spotlights, wood effect Kamdean flooring, open to snug and UPVC double glazed French doors to rear.

Snug

11'0 x 7'5 (3.35m x 2.26m)

UPVC double glazed window, upright central heating radiator, television point and wood effect Kamdean flooring.

First Floor

Landing

11'1 x 7'11 (3.38m x 2.41m)

UPVC double glazed frosted window, loft access, spotlights, smoke detector, doors leading to four bedrooms and family bathroom.

Bedroom One

11'2 x 10'10 (3.40m x 3.30m)

UPVC double glazed bay window, central heating radiator, fitted wardrobe, spotlights and wood effect laminate flooring.

Bedroom Two

10'0 x 9'1 (3.05m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

Bedroom Four

7'10 x 6'6 (2.39m x 1.98m)

UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

Bathroom

7'9 x 5'2 (2.36m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, wall mounted wash basin with waterfall mixer tap, L-shaped tiled panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, tiled elevations, coving, sensor spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, decking, pergola, paving and access to external office.

External Office

13'11 x 8'3 (4.24m x 2.51m)

UPVC double glazed window, spotlights, power and plumbing for central heating.

Front

Block paved driveway.



Tel: 01617510340

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