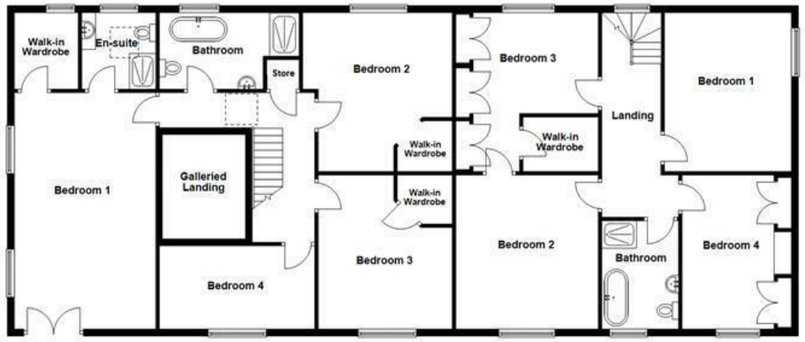
Keenans

Annex



First Floor - Dwelling One & Dwelling Two



Caravan



Ground Floor - Dwelling One & Dwelling Two



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk









Buckhurst Road, Bury, BL9 6TA

£1,500,000

A SUPERB RURAL PROPERTY - IDEAL FOR EXTENDED FAMILIES - AMAZING POTENTIAL

Situated on Buckhurst Road in Bury, this remarkable property presents an exceptional opportunity for an extended family seeking versatile living arrangements. With a generous layout comprising four reception rooms and nine bedrooms, this house is currently configured as three separate dwellings. Two of these are spacious four-bedroom homes, while the third is a charming one-bedroom annexe, perfect for guests or extended family members. Additionally, a static home on the premises offers excellent potential for Air BnB rentals, making this property not only a comfortable residence but also a savvy investment.

Accessed via a recently installed private concrete lane, the property is enveloped by three fields, totalling an impressive 10 acres of land. This expansive outdoor space provides a serene environment, complemented by scenic panoramic views that enhance the property's appeal. The rural setting offers a peaceful retreat, yet it does not compromise on convenience, as it maintains good access to commuter routes leading towards Manchester.

This superb property is ideal for those looking to embrace a lifestyle that combines the tranquillity of country living with the practicality of modern amenities. Whether you are seeking a family home with ample space or an investment opportunity with multiple income streams, this residence on Buckhurst Road is sure to meet your needs.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Buckhurst Road, Bury, BL9 6TA

£1,500,000

9 5 4

- Outstanding Rural Property
- Generous Layout
- Private Access and Ample Off Road Parking
- EPC Rating TBC
- Two Dwellings, Annex and Caravan
- Presented to Highest Standard
- Tenure Freehold
- Set Within 10 Acres of Land
- Stunning Countryside Surroundings
- Council Tax Band G

Dwelling One

Ground Floor

Entrance Porch

13'10 x 11'2 (4.22m x 3.40m)

Hardwood double glazed double front entrance doors, hardwood double glazed windows, two Velux windows, two central heating radiators, tiled flooring with underfloor heating and door to hall.

Hall

22'0 x 11'4 (6.71m x 3.45m)

Part vaulted ceiling to galleried landing with exposed beams, two Velux windows, two central heating radiators, solid oak flooring, doors leading to shower room, cloakroom, double doors to reception room, open to kitchen/dining area and oak and glass staircase to first floor.

Shower Room

8'3 x 6'2 (2.51m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, partially tiled elevations and solid oak flooring.

Reception Room

30'1 x 15'5 (9.17m x 4.70m)

Two UPVC double glazed windows, two central heating radiator, exposed beams, six feature wall lights, feature stone chimney breast with inset fire, solid oak flooring and UPVC double glazed French doors and windows to front elevation.

Kitchen/Dining Area

30'0 x 13'9 (9.14m x 4.19m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite work surfaces, AGA range cooker with two hotplates and extractor fan, tiled splashback, inset stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, integrated high rise double oven and combi microwave, integrated full height fridge and freezer, integrated dishwasher, integrated wine fridge, exposed beams, spotlights, tiled flooring, door to utility and two UPVC double glazed French doors to rear.

Utility

11'4 x 7'7 (3.45m x 2.31m)

UPVC double glazed window, central heating radiator, exposed beams, spotlights, range of high gloss wall and base units with marble work surfaces, inset stainless steel one and a half bowl sink with mixer tap and integrated draining ridges, four ring electric hob and extractor hood, integrated washing machine, integrated dryer, tiled flooring with underfloor heating, door to store and UPVC double glazed stable door to rear.

First Floor

Landing

Galleried landing, two Velux windows, exposed beams, doors leading to four bedrooms and family bathroom.

Bedroom One

22'4 x 13'9 (6.81m x 4.19m)

Two UPVC double glazed windows, two central heating radiator, vaulted ceiling with exposed beams, air conditioning, doors to walk-in wardrobe, en suite and UPVC double glazed French doors.

Walk-in Wardrobe

7'3 x 6'1 (2.21m x 1.85m)

UPVC double glazed frosted window and central heating radiator.

En Suite

7'1 x 7'0 (2.16m x 2.13m)

UPVC double glazed frosted window, Velux window, dual flush plate WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, spotlights, extractor fan, tiled elevations and tiled flooring with underfloor heating.

Bedroom Two

14'8 x 14'2 (4.47m x 4.32m)

UPVC double glazed window, central heating radiator and open to walk-in wardrobe.

Walk-in Wardrobe

5'5 x 4'10 (1.65m x 1.47m)

Bedroom Three

14'7 x 12'9 (4.45m x 3.89m)

UPVC double glazed window, central heating radiator, spotlights and door to walk-in wardrobe.

Walk-in Wardrobe

5'3 x 4'8 (1.60m x 1.42m)

Bedroom Four

14'9 x 7'11 (4.50m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

12'5 x 7'5 (3.78m x 2.26m)

UPVC double glazed frosted window, Velux window, dual flush plate WC, vanity top wash basin with mixer tap, freestanding oval double bath with floor-mounted mixer tap and rinse head, walk-in direct rainfall shower with rinse head, extractor fan, exposed beams, spotlights, tiled elevations and tiled flooring with underfloor heating.

Dwelling Two

Ground Floor

Entrance Porch

9'5 x 8'0 (2.87m x 2.44m)

Hardwood double glazed front door, hardwood double glazed windows and door to hall.

Hall

30'10 x 5'6 (9.40m x 1.68m)

Two central heating radiators, tiled flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room Two

14'4 x 13'9 (4.37m x 4.19m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multifuel burner with brick surround and flag hearth, solid wood flooring and double doors to kitchen.

Kitchen

15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate and wooden work surfaces, Rangemaster range cooker with six ring gas hob and extractor fan, tiled splashback, Belfast ceramic sink with mixer tap and integrated draining ridges, integrated draining dishwasher, integrated washing machine, integrated dryer, integrated fridge freezer, integrated wine fridge, exposed beams, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

Reception Room One

20'6 x 13'11 (6.25m x 4.24m)

Two central heating radiators, exposed beams, cast iron multifuel burner with feature stone surround, wooden mantel and stone flag hearth, open to reception room three and UPVC double glazed French doors to front.

