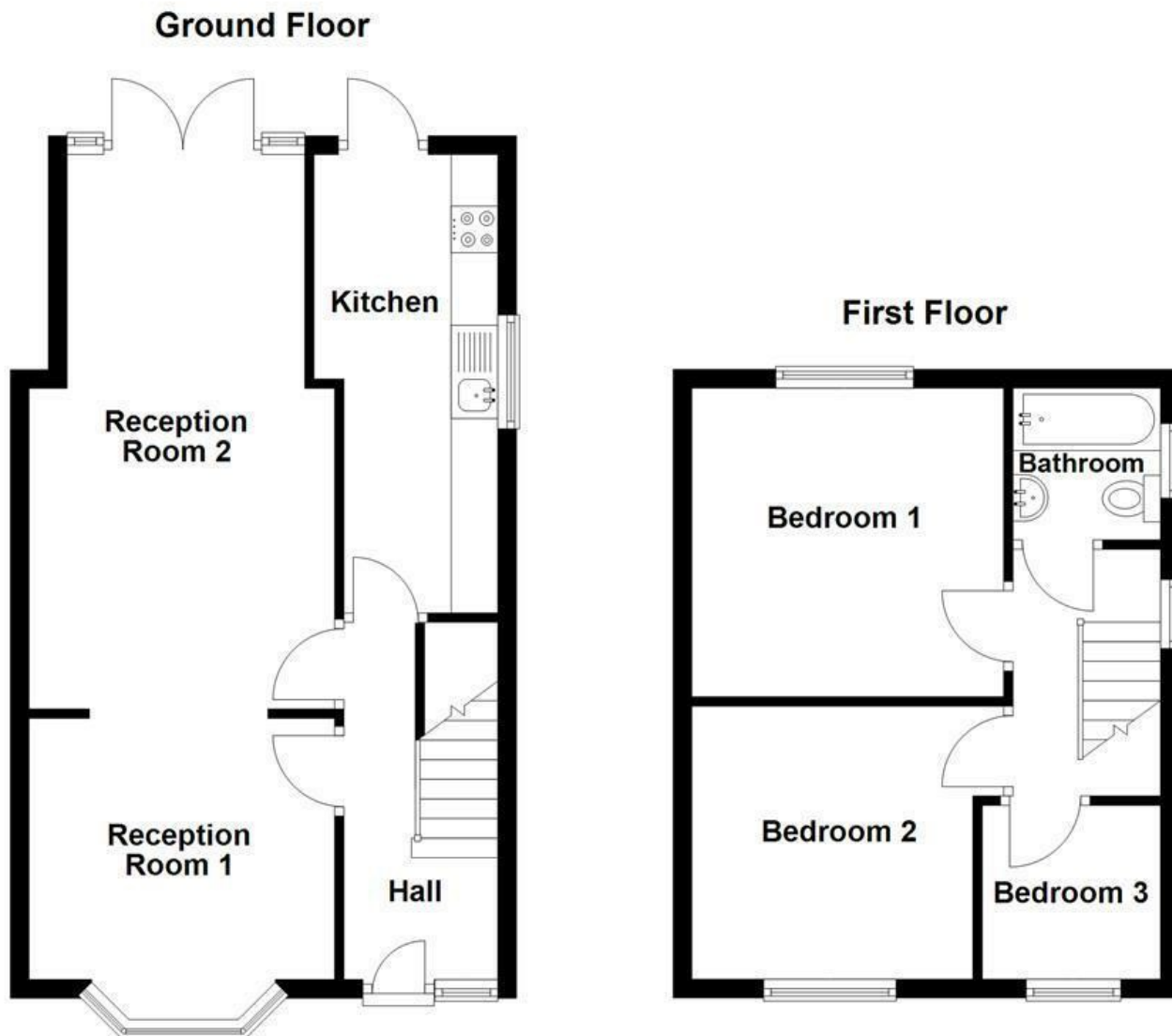




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

Brecon Drive, Bury, BL9 9LQ

Offers Over £230,000

THREE BEDROOM HOME IN BURY

Welcome to the charming Brecon Drive in Bury, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that seamlessly flows into a bright second reception room, creating an inviting space ideal for both relaxation and entertaining. The generous kitchen is well-equipped, providing ample room for culinary creativity and family gatherings.

This property boasts three bedrooms, including two well-proportioned double bedrooms that offer plenty of space for rest and relaxation. The third bedroom presents a versatile option, perfect for use as an office or additional storage, catering to your individual needs.

Outside, the rear enclosed garden provides a private sanctuary, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

This home is not only well-situated in a friendly neighbourhood but also offers a wonderful opportunity for families or professionals seeking a comfortable living space. With its thoughtful layout and practical features, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Brecon Drive, Bury, BL9 9LQ

Offers Over £230,000

**3****1****1****D**

- Spacious Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Rentcharge
- Three Piece Bathroom Suite
 - Low Maintenance Externals
 - Council Tax Band B

Ground Floor

Block paved driveway.

Entrance Hall

12'6 x 5'5 (3.81m x 1.65m)
UPVC double glazed frosted front door, UPVC double glazed frosted leaded window, central heating radiator, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

10'9 x 9'2 (3.28m x 2.79m)
UPVC double glazed leaded bay window, electric radiator, electric radiator, coving and open to reception room two.

Reception Room Two

19'5 x 10'9 (5.92m x 3.28m)
Central heating radiator, coving and UPVC double glazed French doors and windows to rear.

Kitchen

17'1 x 6'0 (5.21m x 1.83m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated oven four ring gas hob and extractor hood, serving hatch to reception room two, tiled effect flooring and UPVC door to rear.

First Floor

Landing

8'0 x 5'2 (2.44m x 1.57m)
UPVC double glazed frosted window, doors leading to three bedrooms, bathroom and over stairs storage.

Bedroom One

11'0 x 10'10 (3.35m x 3.30m)
UPVC double glazed window, central heating radiator and boiler cupboard.

Bedroom Two

11'0 x 9'8 (3.35m x 2.95m)
UPVC double glazed leaded window and central heating radiator.

Bedroom Three

6'7 x 6'3 (2.01m x 1.91m)
UPVC double glazed leaded window and central heating radiator.

Bathroom

5'4 x 5'1 (1.63m x 1.55m)
UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevations and tiled effect flooring.

External

Rear

Enclosed paved garden.

Front



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