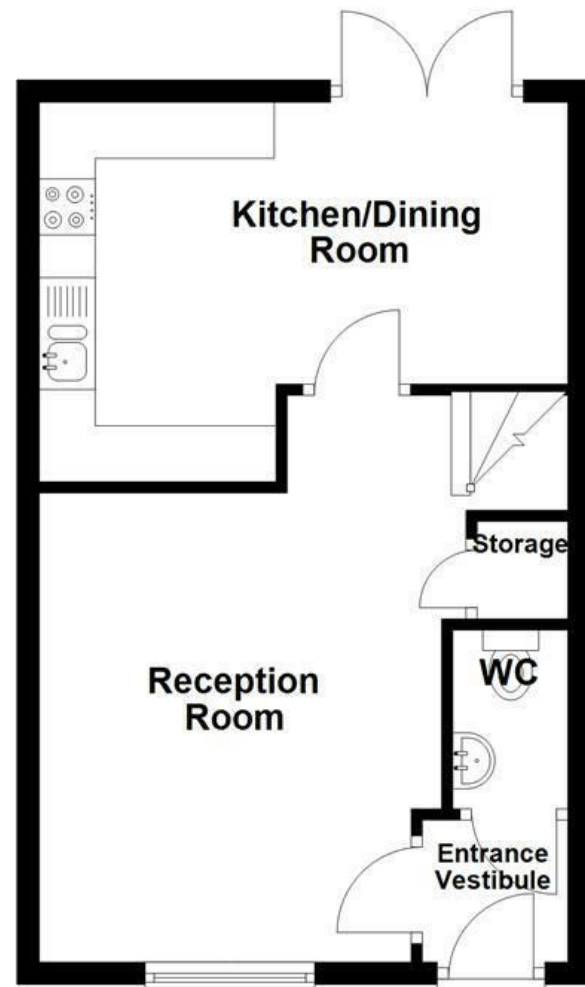
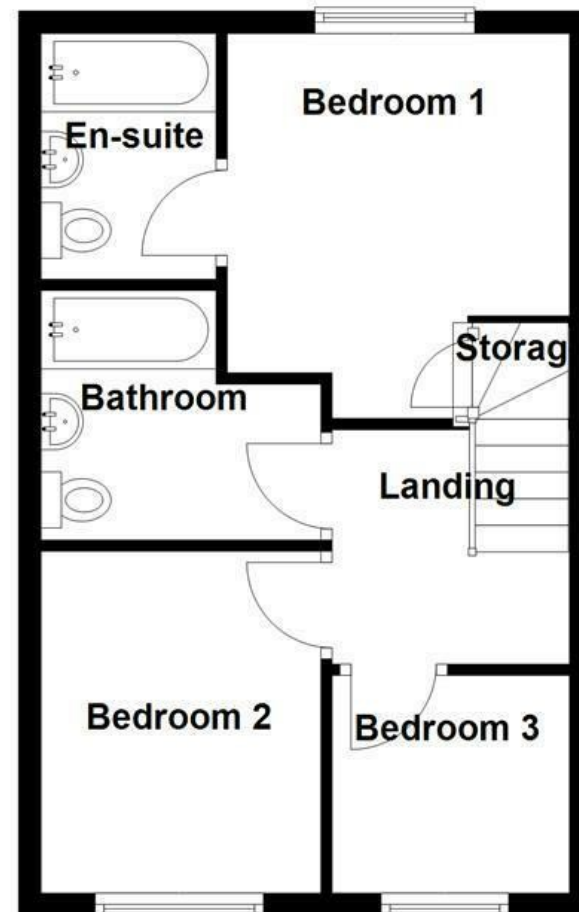


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.

Bridleway Close, Bury, BL8 1YU

£295,000

LOVELY THREE BEDROOM HOME, PERFECT FOR A FAMILY.

Nestled in the charming area of Bridleway Close, Bury, this beautiful three-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious reception room, ideal for both relaxation and entertaining guests. The property boasts three well-appointed bathrooms, including a convenient downstairs WC, a stylish main bathroom, and an en suite in the master bedroom, ensuring ample facilities for family and visitors alike.

The heart of the home is undoubtedly the kitchen/diner, which features modern fixtures and fittings, making it a delightful space for culinary enthusiasts and family gatherings. The large garden presents a wonderful blank canvas, providing endless possibilities for outdoor enjoyment, whether you envision a tranquil retreat or a vibrant space for children to play.

This property is not just a house; it is a place where memories can be made. With its generous living spaces and contemporary amenities, it is perfect for families or anyone seeking a comfortable and stylish home in a desirable location. Do not miss the opportunity to make this lovely property your own.

For more information or to book a viewing, please contact our Bury branch as soon as possible.

Bridleway Close, Bury, BL8 1YU

£295,000

 3  2  1  B

- Tenure Freehold
 - Off Road Parking
 - Ideal Family Home With Viewing Essential
 - Easy Access To Major Network Links
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Three Piece Bathroom Suite And Shower Room
- EPC Rating B
 - Modern Fitted Kitchen/Dining Area
 - Ample Low Maintenance garden Space

Ground Floor

Entrance

Composite double glazed frosted door to vestibule.

Vestibule

4'3 x 4'2 (1.30m x 1.27m)

Central heating radiator, two doors to reception room and WC, spotlights.

WC

5'3 x 3'3 (1.60m x 0.99m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation, extractor fan, spotlights and tiled floor.

Reception Room

16'7 x 15'6 (5.05m x 4.72m)

UPVC double glazed window, central heating radiator, television point doors to kitchen, storage and stairs to first floor.

Kitchen

15'6 x 11'1 (4.72m x 3.38m)

Central heating radiator, smoke alarm, wall and base units, wood effect work top, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, electric oven, four ring gas hob, stainless steel splash back, extractor hood, integrated fridge freezer, dishwasher, spotlights, UPVC double glazed French doors to rear and wood effect laminate flooring.

First Floor

Landing

9'5 x 7'1 (2.87m x 2.16m)

Smoke alarm, loft access, spotlights, doors to three bedrooms and bathroom.

Bedroom One

10'7 x 10'2 (3.23m x 3.10m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7'8 x 5'1 (2.34m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, extractor fan, spotlights and tiled floor.

Bedroom Two

10'8 x 8'2 (3.25m x 2.49m)

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

Bedroom Three

7'1 x 6'5 (2.16m x 1.96m)

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

Bathroom

8'2 x 6'4 (2.49m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead shower, tiled elevation, extractor fan, spotlights and tiled floor.

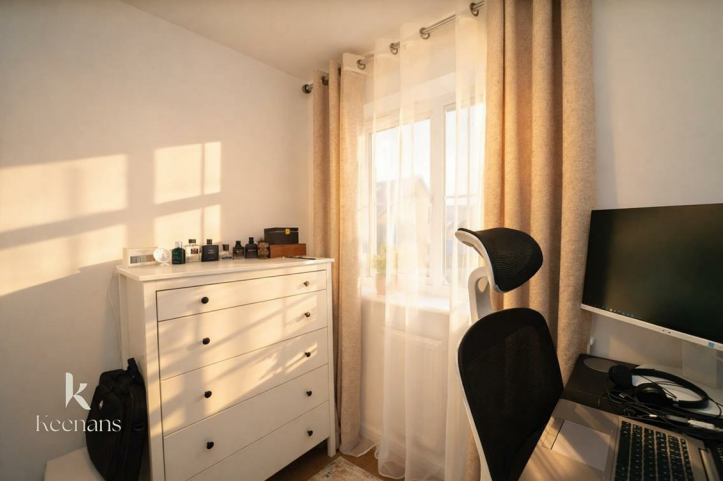
External

Rear

Laid to lawn.

Front

Tarmac driveway.



Tel: 01617510340

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