



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bridge Hall Lane, Bury, BL9 7NY

### Offers In The Region Of £389,950

STUNNING CHARACTER STONE GATEHOUSE, OFFERING THREE DOUBLE BEDROOMS AND SOLD WITH NO ONWARD CHAIN, BLENDING HISTORIC CHARM WITH STYLISH LIVING

This beautiful stone gatehouse offers three spacious double bedrooms and is offered with no onward chain, blending historic charm with modern living.

Nestled on Bridge Hall Lane in Bury, step back in time with this charming 1800s stone-built home, where timeless character meets modern comfort.

Immaculately maintained, the property boasts a beautifully presented interior that reflects a contemporary and sophisticated style, making it an ideal home for a small family or a professional couple.

Upon entering, you are greeted by a spacious kitchen and dining room, perfect for entertaining guests or enjoying family meals. At the heart of the house is a magnificent 25-foot living room, a light-filled yet inviting space perfect for family gatherings or quiet evenings by the fire.

The property features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is fitted with modern fixtures, enhancing the overall appeal of this lovely

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## Offers In The Region Of £389,950



- Exquisite Detached Property Sold with No Onward Chain
- Immaculate Kitchen Diner
- Private Driveway
- EPC Rating E
- Presented to Highest Standard Throughout
- Three Good Sized Bedrooms
- Tenure Freehold
- 25ft Living Room with Feature Fireplace and Bay Window
- Enclosed Low Maintenance Landscaped Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

9'11 x 5'10 (3.02m x 1.78m)

UPVC double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to bathroom, downstairs storage and reception room.

#### Reception Room

25'2 x 13'11 (7.67m x 4.24m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, cornice coving, four feature wall lights, living flame gas fire, wood effect flooring and door to kitchen.

#### Kitchen

16'4 x 14'5 (4.98m x 4.39m)

UPVC double glazed window, skylight, central heating radiator, range of panelled base units with granite work surfaces, Stoves range cooker with five ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, tiled flooring and double glazed frosted door to rear.

#### Bathroom

8'0 x 7'4 (2.44m x 2.24m )

Two UPVC double glazed windows, wall mounted flush plate WC, vanity top wash basin with mixer tap, freestanding double oval bath with mixer tap, direct feed rainfall shower, tiled elevations, spotlights and tiled flooring.

### First Floor

#### Landing

UPVC double glazed window and doors leading to three bedrooms.

#### Bedroom One

12'10 x 12'10 (3.91m x 3.91m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

13'6 x 9'3 (4.11m x 2.82m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### External

#### Rear

Block paved off road parking and artificial lawn.

#### Front

Gravel chippings, bedding areas and path to front entrance door.



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