



Bank Top, Bury, BL9 6RY

Offers Over £290,000

AN EXCEPTIONAL CHARACTER PROPERTY - DECEPTIVELY SPACIOUS

Nestled in the charming area of Bank Top, Bury, this exquisite cottage offers a delightful blend of modern living and traditional character. Set back on a private lane, the property boasts stunning panoramic views and is surrounded by picturesque countryside, perfect for leisurely walks.

The cottage has been meticulously maintained and presented to the highest standard, showcasing stylish interiors and enviable original features that add to its charm. Upon entering, you are greeted by two elegantly designed reception rooms that provide ample space for relaxation and entertaining. The contemporary fitted kitchen is both functional and aesthetically pleasing, leading seamlessly into a lovely conservatory that invites natural light and offers a serene space to enjoy the garden views. Additionally, a utility room enhances the practicality of the ground floor.

On the first floor, you will find two spacious double bedrooms, each equipped with fitted wardrobes, ensuring plenty of storage. The contemporary four-piece family bathroom is designed with modern fixtures, providing a luxurious retreat.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(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		

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 2  1  2  C

- Stunning Cottage Bursting with Character & Charm
 - Modern Fitted Kitchen
 - Easy On Street Parking
 - EPC Rating C
- Deceptively Spacious Throughout
 - Panoramic Views
 - Tenure Freehold
- Two Double Bedrooms
 - Beautifully Maintained Externals
 - Council Tax Band C

Ground Floor

Conservatory

9'6 x 7'7 (2.90m x 2.31m)

UPVC double glazed door, UPVC double glazed windows, polycarbonate roof, central heating radiator, tiled flooring and door to utility.

Utility

7'7 x 3'7 (2.31m x 1.09m)

Central heating radiator, plumbing for washing machine, space for dryer, Vaillant boiler, tiled elevations and tiled flooring.

Kitchen

13'4 x 9'3 (4.06m x 2.82m)

UPVC double glazed window, two Velux windows, upright central heating radiator, range of high gloss wall and base units with gloss work surfaces, inset stainless steel sink with high spout spring mixer tap, integrated Bosch double oven with four ring induction hob and extractor hood, integrated dishwasher, integrated fridge, integrated freezer, integrated wine cooler, pendant lighting, under unit lighting, inset shelving, tiled flooring and hardwood single glazed door to dining room.

Dining Room

14'10 x 11'11 (4.52m x 3.63m)

Two hardwood single glazed window, central heating radiator, spotlights, single glazed door to reception room and stairs to first floor.

Reception Room

14'11 x 14'3 (4.55m x 4.34m)

Two central heating radiators, exposed beams, spotlights, cast iron multifuel burner with slate hearth and oak mantel, television point, herringbone solid wood flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'3 x 5'6 (1.91m x 1.68m)

Spotlights, smoke detector, loft access, doors leading to two bedrooms and bathroom.

Bedroom One

14'11 x 14'1 (4.55m x 4.29m)

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

Bedroom Two

12'1 x 9'0 (3.68m x 2.74m)

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

Bathroom

9'7 x 8'0 (2.92m x 2.44m)

UPVC double glazed frosted window, central heated towel rail, walk-in direct feed shower, tiled panel bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with paving, decking and bedding.

Front

Enclosed garden with paving and bedding.



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