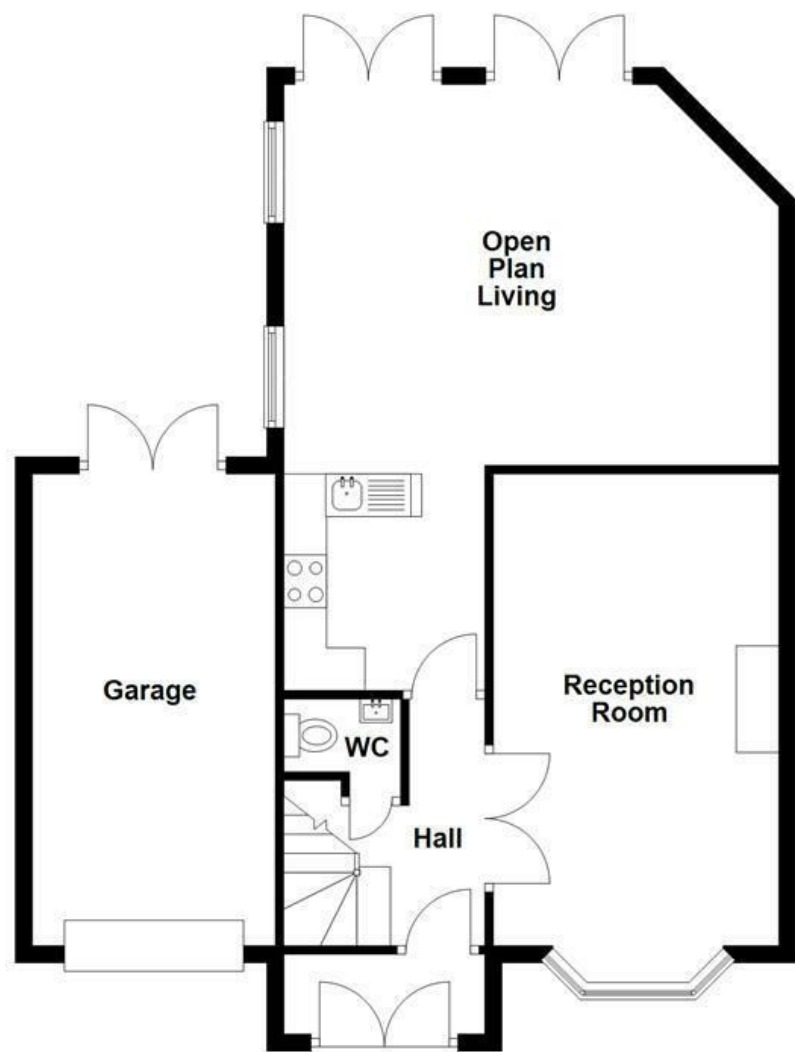


Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 77        |
| (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.

## Brandlesholme Road, Bury, BL8 1HJ

### Offers Over £300,000

#### AN IDYLIC FAMILY HOME

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market on an impressive corner plot within the desirable location of Bury. With added garage, enviable ground floor extension and modern fixtures and fittings, this property is the perfect family home ready to move straight into! With high quality fixtures and fittings, Hive heating and wrap around gardens, this property is the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Manchester, Ramsbottom and a short distance towards the ever-popular Bury market town.

The property comprises briefly; a welcoming entrance porch provides access on to a hallway. The hallway guides you through to a spacious reception room, contemporary fitted kitchen/dining and family room, WC and houses a staircase to the first floor. The Wren fitted kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed wraparound garden to the rear with laid to lawn, decking and bedding areas, as well as access on to the garage. To the front there is a laid to lawn garden with mature shrubs, stone chip driveway and access on to the garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

# Brandlesholme Road, Bury, BL8 1HJ

## Offers Over £300,000

 3  1  1  D

- Impressive Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating D
- Three Bedrooms
- Open Plan Living
- Tenure Leasehold
- Three Piece Bathroom Suite
- Wraparound Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Porch

7'9 x 3'1 (2.36m x 0.94m )

UPVC double glazed French doors, UPVC double glazed window, PVC to ceiling, tiled flooring and UPVC double glazed frosted door to hall.

#### Hall

9'6 x 8'0 (2.90m x 2.44m)

UPVC double glazed frosted window, central heating radiator, spotlights, tiled effect vinyl flooring, oak single glazed double doors to reception room, oak single glazed door to kitchen/dining area, oak door to WC and stairs to first floor.

#### WC

4'2 x 4'1 (1.27m x 1.24m)

Vanity top wash basin with mixer tap, dual flush WC, PVC panel elevations, PVC to ceiling and tiled effect vinyl flooring.

#### Reception Room

19'0 x 11'0 (5.79m x 3.35m)

UPVC double glazed bay window, central heating radiator, spotlights, open coal cast iron fire gas fire with granite effect hearth and limestone surround, two feature wall lights and television point.

#### Open Plan Kitchen/Living Area

23'4 x 19'6 (7.11m x 5.94m)

Two UPVC double glazed windows, skylight, upright central heating radiator, central heating radiator, spotlights, range of high gloss wall and base units with quartz work surfaces, composite one and a half bowl inset sink with high spout mixer tap, integrated electric Bosch oven with four ring induction hob and extractor hood, space for American-style fridge freezer, integrated dishwasher and bin store, plumbing for washing machine, space for dryer, television point, vinyl flooring and two UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'0 x 5'8 (2.44m x 1.73m)

UPVC double glazed window, loft access, doors leading to three bedrooms and family bathroom.

#### Bedroom One

11'4 x 11'2 (3.45m x 3.40m )

UPVC double glazed bay window with integrated seating, integrated storage, My Fitted Bedroom integrated storage, vanity unit and fitted wardrobe.

#### Bedroom Two

11'2 x 7'10 (3.40m x 2.39m )

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

#### Bedroom Three

9'10 x 7'9 (3.00m x 2.36m)

Two UPVC double glazed window and central heating radiator.

### Bathroom

7'10 x 6'1 (2.39m x 1.85m)

UPVC double glazed window, central heated towel rail, dual flush WC, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

### External

#### Rear

Enclosed wraparound garden with laid to lawn, decking, bedding areas and access to garage.

#### Front

Laid to lawn garden with mature shrubbery, stone chip driveway and access to garage.

