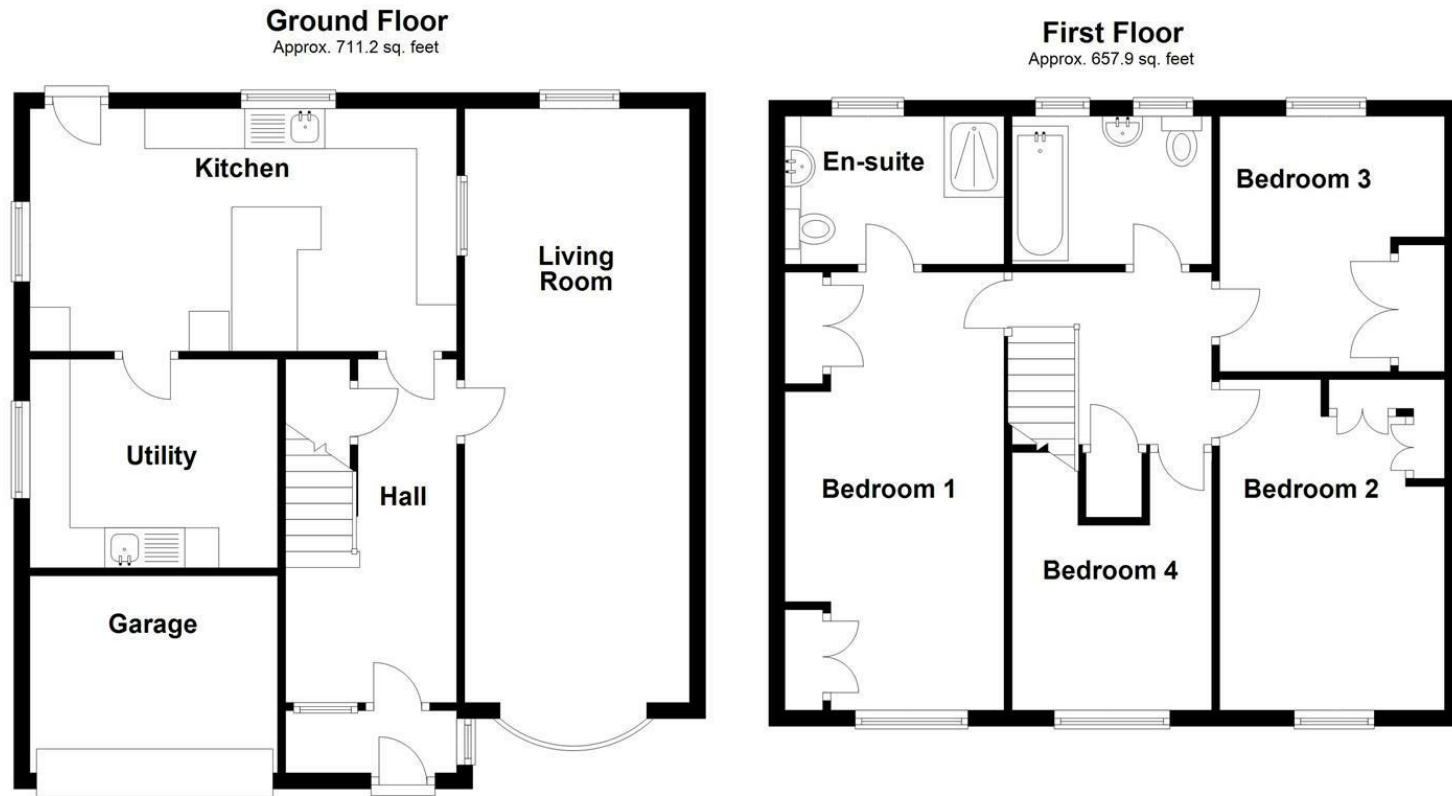




## Brierfield Drive, Bury, BL9 5JJ

### Offers In The Region Of £399,950

THE PERFECT FAMILY HOME WITH AMPLE OFF ROAD PARKING INA QUIET ESTATE

Keenans are delighted to bring this spacious four bedroom home to the market! The property boasts bright interiors which include a spacious kitchen, a good sized living and dining room, four spacious bedrooms and an enclosed well maintained rear garden. This property is ideally suited to a growing family who are searching for their dream home to put their own personal stamp on. The property is within close proximity of well regarded schools, is in walking distance to local amenities and countryside walks, close to bus routes and major commuter links. This property is not one to be missed!

The property comprises briefly; a welcoming entrance to the porch which has a door leading to the hallway. The hallway has stairs leading to the first floor and doors providing access to the living and dining room, the kitchen and under the stairs storage. The bright kitchen is fitted with wood wall and base unit and has doors providing access to the rear garden and to the utility room. To the first floor, there is a landing with doors providing access to four spacious and bright bedrooms and a three piece bathroom. The main bedroom has a door providing access to the three piece en-suite. Externally, to the rear of the property there is an enclosed laid to lawn garden with bedding areas, a paved patio and mature shrubbery. To the front of the property there is an enclosed laid to lawn garden, mature shrubbery, a garage and a driveway providing off road parking.

Viewings can be arranged by calling our Bury team, at your earliest convenience

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# Brierfield Drive, Bury, BL9 5JJ

## Offers In The Region Of £399,950



- EPC To Be Confirmed
- Council Tax Band D
- Fitted Kitchen
- Freehold Property
- Fully Detached Property
- Well Located
- Garage Parking
- Spacious Rear Garden
- Classic Features

### Ground Floor

#### Porch

8'05 x 2'10 (2.57m x 0.86m )

Two UPVC double glazed windows, tiled floor, UPVC double glazed door to hall.

#### Hall

14'04 x 6'06 (4.37m x 1.98m)

UPVC double glazed frosted window, central heating radiator, coving, dado rail, wood effect floor, stairs to the first floor landing, doors to two reception rooms, kitchen, living area, under stairs storage, alarm system.

#### Living Room

23'03 x 11'00 (7.09m x 3.35m )

UPVC double glazed bay window, two central heating radiators, coving, gas fire, television point, opening to dining area, UPVC double glazed window, serving hatch.

#### Kitchen

17'03 x 9'11 (5.26m x 3.02m )

Two UPVC double glazed windows, central heating radiator, wood wall and base units, laminate worktops, composite one and a half sink with drainer and mixer taps, four ring gas hob with extractor hood, double oven, spotlights, part tiled elevations, plumbing for washing machine, breakfast bar, storage container, UPVC double glazed door yo rear garden, door to utility, space for fridge/freezer.

#### Utility

8'08 x 7'11 (2.64m x 2.41m )

UPVC double glazed window, central heating radiator, wood base units, laminate worktops, stainless steel sink with drainer and mixer taps, plumbing for washing machine and dryer, tiled elevations, tiled floor.

### First Floor

#### Landing

9'07 x 9'02 (2.92m x 2.79m )

Access to attic, smoke alarm, coving, doors to four bedrooms, bathroom, storage container.

#### Bedroom One

16'08 x 8'04 (5.08m x 2.54m )

UPVC double glazed window, central heating radiator, dado rail, fitted wardrobes, door to ensuite.

#### Ensuite

8'06 x 7'00 (2.59m x 2.13m )

UPVC double glazed frosted window, central heating radiator, dado rail, fitted wardrobes, vanity top wash basin with mixer taps, double main feed shower, coving, spotlights, tiled elevations, tiled floor..

#### Bedroom Two

14'01 x 9'04 (4.29m x 2.84m )

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

#### Bedroom Three

9'10 x 9'06 (3.00m x 2.90m )

UPVC double glazed window, central heating radiator, wood effect floor, fitted wardrobes.

#### Bedroom Four

10'06 x 8'07 (3.20m x 2.62m )

UPVC double glazed window, central heating radiator, wood effect floor.

#### Bathroom

8'07 x 6'07 (2.62m x 2.01m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, tiled bath with mixer taps, tiled elevations, wood effect floor.

### Externally

#### Front

Enclosed laid ti lawn garden, off road parking, garage.

#### Rear

Laid to lawn area, paved patio, gate to shared access field, external lights, timber shed.

#### Garage

8'07 x 7'08 (2.62m x 2.34m )

Up and over garage door, fuse box.

