

Total area: approx. 88.3 sq. metres (950.9 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

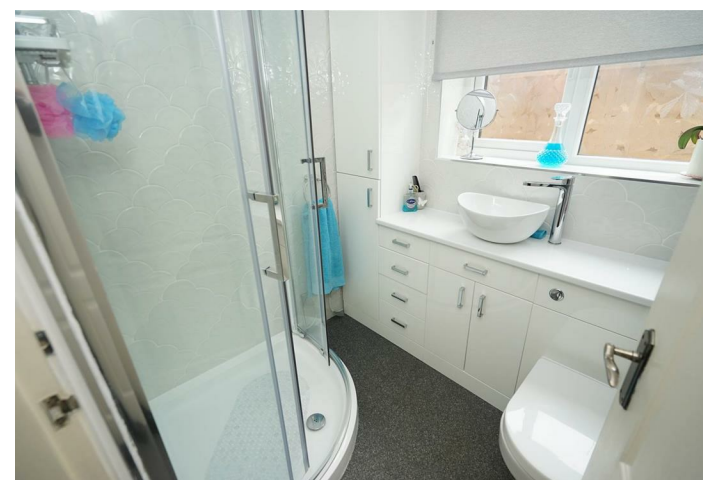
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

52 Birtenshaw Crescent, Bromley Cross, BL7 9LU

****Reduced by £15000 **** Deceptively spacious and well presented accommodation, ideally located for access to Bromley Cross railway station and sought after local schools with Turton High, Eagley infants and Juniors, St John all within easy access. The property offers flexible accommodation with two reception rooms conservatory, fitted kitchen with built in and integrated appliances, three bedrooms (1 Down 2 up) and shower room. The property also benefits from a extensive 3 car driveway leading to a detached larger than average garage with power and light connected. The property also offers potential for further expansion to create extra living space and large bedroom accommodation (subject to consent). Viewing is essential to appreciate the size and condition on offer.

Offers In The Region Of £300,000





****Reduced by £15000 **** Situated with the highly sought after area of Bromley Cross we are delighted to offer to the market this deceptively spacious three bedroom semi detached bungalow. The property has been maintained and improved to a high standard by the current owners and offers flexibility and spacious accommodation with the potential to increase the space subject to consent. Currently the accommodation comprises: Entrance hall, lounge, dining room leading to a conservatory, fitted kitchen with built in and integrated appliances, shower room fitted with a modern three piece white suite, and main bedroom, to the first floor there are two double bedrooms. Outside there are easily managed gardens with gravelled gardens and mature planting to the front, extensive driveway to the side with parking for 3 cars leading to a detached larger than average garage with power and light. To the rear there is a private enclosed garden with patio area and artificial lawned area mature flower and shrub borders. The property also benefits from gas central heating and double glazing throughout and is

ideally located for access to Jumbles country park, Bromley Cross railway station and sought after local schools for both primary and secondary education. Viewing is essential to appreciate all that is on offer.

Entrance Hall

Radiator, carpeted stairs to first floor landing, uPVC double glazed entrance door, open plan to Kitchen, door to:

Lounge

16'0" x 11'6" (4.87m x 3.51m)
Window to front, window to side, fireplace with Adam style surround and marble inset and hearth, double radiator, coving to ceiling.

Kitchen

14'1" x 7'8" (4.29m x 2.34m)
Fitted with a matching range of base and eye level units with drawers, cornice trims and complementary round edged worktops, stainless steel sink unit with single drainer and mixer tap with stainless steel swan neck mixer tap and matching splashbacks, concealed gas combination boiler serving heating system and domestic hot water, integrated fridge, freezer and washing machine, gas and electric points for

cooker with extractor hood over, uPVC double glazed led window to side, uPVC double glazed led window to front, vinyl flooring, ceiling with recessed spotlights.

Dining Room

12'0" x 8'8" (3.65m x 2.63m)
Double radiator, coving to ceiling, double door to Conservatory, door to:

Bedroom 1

11'10" x 10'7" (3.60m x 3.22m)
UPVC double glazed window to rear, radiator, coving to ceiling.

Shower Room

Fitted with three modern white suite comprising tiled shower enclosure with electric shower over, wash hand basin vanity unit with cupboards under and drawers and WC with hidden cistern, full height porcelain tiling to three walls, extractor fan, uPVC frosted double glazed window to side, radiator, vinyl flooring.

Conservatory

11'3" x 6'9" (3.44m x 2.06m)
Half brick construction with uPVC double glazed windows, polycarbonate roof and power connected, window to side, two windows to rear, radiator, double glazed door to garden.



Landing

Door to:

Bedroom 2

13'6" x 7'8" (4.11m x 2.33m)
Double glazed Velux skylight to rear, fitted bedroom suite with a range of two built-in double cupboards, radiator, sloping timber panelled ceiling with exposed beams.

Bedroom 3

13'6" x 11'7" (4.11m x 3.52m)
Double glazed Velux skylight to rear, fitted bedroom suite with a range of two

built-in double cupboards, radiator, sloping timber panelled ceiling. built in storage cupboard to side of chimney breast.

Outside

Front garden, enclosed by dwarf brick wall and timber fencing to front and side with gravelled area and mature flower and shrub borders, extensive driveway to the front and side leading to garage and with car parking space for three cars.

Private rear garden, enclosed by timber

fencing rear and sides, paved sun patio with artificial lawned area and mature flower and shrub borders detached garage with power and light side door access and up and over door to front.

