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5 BLOOMFIELD DRIVE  
Bury, BL9 8JX  
£450,000



# 5 BLOOMFIELD DRIVE

## Property at a glance

- FREEHOLD DETACHED FAMILY HOME
- ENVIABLE POSITION WITH OPEN ASPECT TO THE REAR
- PLANNING GRANTED FOR EXTENSION TO THE FRONT AND REAR
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM AND ADDITIONAL SEPARATE SHOWER ROOM
- TANDEM GARAGE
- GOOD SIZED GARDENS
- NO ONWARD CHAIN

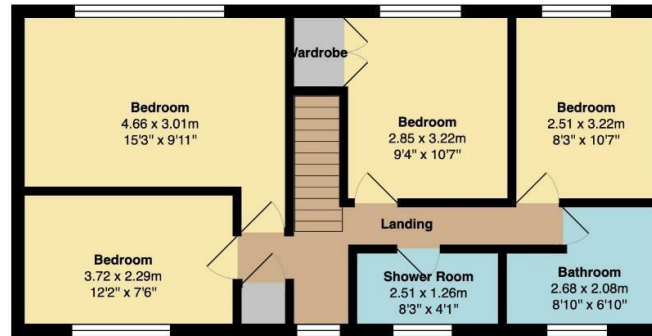
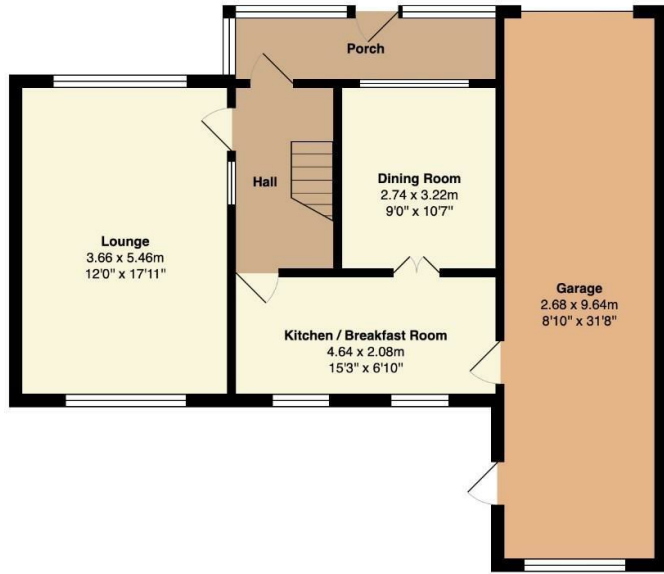
A four bedroom FREEHOLD detached home in an enviable position backing onto Bury Golf Course and offering huge potential to a new owner who will have the opportunity to create a property of their choice. Occupying a generous plot with good sized gardens to both the front and rear. The property has outline planning permission granted for a Single storey rear extension; Two storey/single storey front extension; and alterations to existing first floor rear windows (Planning reference: 70094) Bloomfield Close is just off Sunnybank Road, within walking distance to a handy parade of shops and being more or less midway between Bury & Whitefield town centres means easy access to town centre shopping. The nearest motorway junction is around 2 miles away and access to Manchester centre is around a 20 minute drive. With gas central heating fired by a Vaillant combination boiler and with upvc double glazing the accommodation currently comprises: entrance porch, inner hall, lounge, dining room, breakfast kitchen with access to the tandem garage with plumbing for the utilities, first floor landing, four bedrooms, bathroom and separate three piece shower room. To the outside there is a lawned front garden and generous flagged driveway leading to the attached tandem garage with remotely operated door. To the rear there are low maintenance gardens and open aspect westerly views across the 12th fairway of Bury Gold Club.

Tenure - Freehold  
EPC Rating - d  
Council Tax Band E

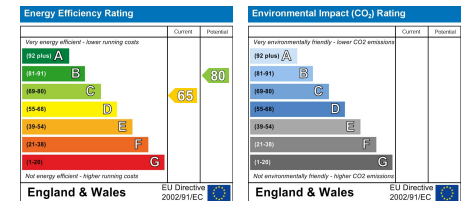








Total Area: 140.6 m<sup>2</sup> ... 1513 ft<sup>2</sup>



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