



pearson ferrier
BLACK LABEL

BRIDGE HALL LANE
Bury, BL9 7NY
Offers In The Region Of £450,000

BRIDGE HALL LANE

Property at a glance

- MAGNIFICENT AND MOST UNUSUAL DETACHED HOME
- CONSTRUCTED MID 1800s
- PERIOD FEATURES WITH CONTEMPORARY LIVING SPACES
- THREE DOUBLE BEDROOMS
- FOUR PIECE SUMPTUOUS BATHROOM
- STYLISH DINING KITCHEN
- UPVC DOUBLE GLAZING & GAS HEATING
- NEAT AND LOW MAINTENANCE GARDENS
- DRIVEWAY & GREAT POTENTIAL TO EXTEND

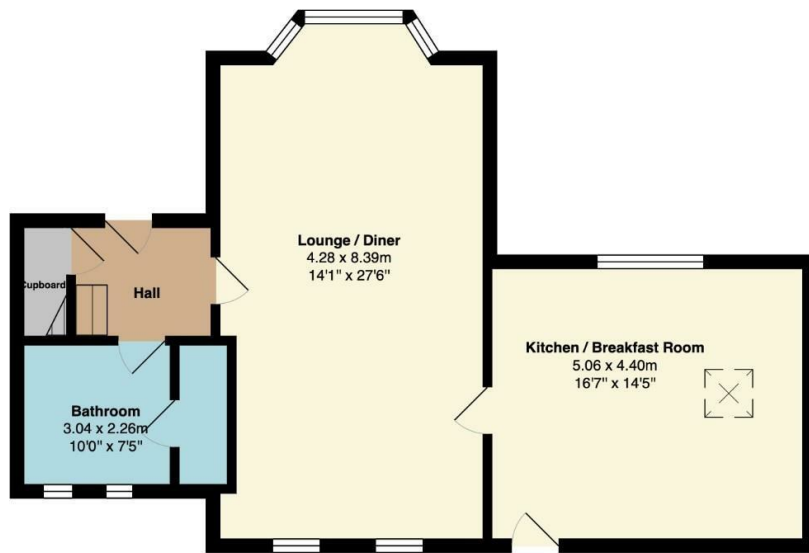
'A very pleasing house on Bridge Hall Lane, and the only remnant of Bridge Hall which occupied land just to the north-west. Bridge Hall was associated with adjacent paper mills on the River Roch and was demolished in 1954.'

The Lodge is an architecturally unique FREEHOLD detached property built in dressed stone with ornate detailing and arched and bay windows providing an abundance of natural light. Constructed in the mid 19th century, The Lodge was, we assume, was the Gatehouse for the original Bridge Hall, a prominent early Victorian residence. Our vendors have been custodians for the last twenty years and during that time they have retained the splendour of the era whilst creating a very contemporary living space within the property. Viewings would be recommended to appreciate the attention to detail and sheer high standard of presentation throughout. With combination gas fired central heating and upvc double glazing, the accommodation briefly comprises: Entrance hall, spectacular lounge and formal dining room, step down to dining kitchen, sumptuous four piece bathroom, first floor landing, three double bedrooms all with fitted storage. To the outside there are low maintenance gardens with topiary shrubs, beautifully maintained. To the rear there is a block paved driveway providing on site parking and to the side a raised area currently with artificial lawn and screening shrubs and hedging. There is a good deal of potential to extend the property over the kitchen to create further bedroom and bathroom accommodation if required (subject to approvals).

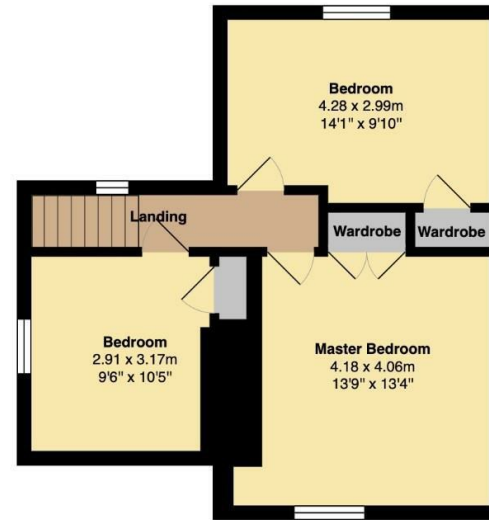
Tenure - Freehold
EPC Rating F
Council Tax Banding D





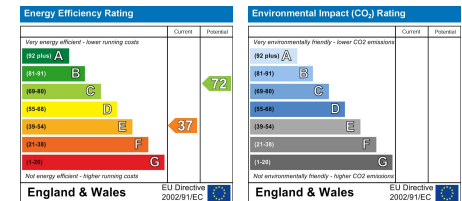


Ground Floor
Area: 70.8 m² ... 762 ft²



First Floor
Area: 47.2 m² ... 508 ft²

Total Area: 118.0 m² ... 1270 ft²



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