



pearson ferrier
BLACK LABEL

9 BROOKFIELD ROAD
Bury, BL9 5LA

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Property at a glance

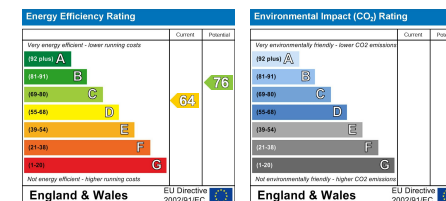
- MAGNIFICENT DETACHED DORMER BUNGALOW
- MOST PRESTIGIOUS ADDRESS
- TOTAL PLOT OF AROUND 1/2 ACRE
- EXTENSIVE SOUTH FACING REAR GARDENS
- THREE BEDROOMS (TO GROUND FLOOR) + FOUR PIECE BATHROOM
- MAIN BEDROOM SUITE TO FIRST FLOOR (WITH LUXURIOUS FOUR PIECE SHOWER ROOM)
- VAST POTENTIAL TO EXTEND
- BEAUTIFULLY MAINTAINED AND PRESENTED
- INTEGRAL GARAGE PLUS AMPLE PARKING

Located in one of our regions most prestigious addresses with extensive south facing rear gardens on a plot totalling around 3/7 acre. The property was originally a three bedroom detached true bungalow which, over the years, has been sympathetically extended to the ground floor to provide a conservatory and integral garage and a c450 square foot master suite to the first floor, with luxurious ensuite and dressing room. However, it is the private gardens to the rear that are the real attraction with mature willow trees, extensive lawns and a wild garden leading down to a brook. The property is well appointed and a good sized family home as it stands, but there is enormous potential to extend further to both the rear and possibly by making further use of the available loft space to create a truly exceptional residence (if required and subject to approvals). With combination gas fired central heating and double glazing throughout the accommodation briefly comprises: grand reception hallway, lounge, dining room, breakfast kitchen with access to conservatory, three bedrooms, four piece bathroom plus separate w.c., first floor main bedroom suite with bedroom, landing with built in wardrobes and dressing table, leading to luxurious four piece shower room. There is an integral garage with access from the hallway which could be converted if required, low maintenance gardens to the front and of course to the rear the magnificent south facing gardens with a total plot length of around 110 meters.

Tenure - Freehold
Council Tax Band - E
EPC Rating - D







Bury Office
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
 Telephone: 0161 764 4440
 Fax: #
 Email: bury@pearsonferrier.co.uk

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