



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. 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		64	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Brookfield Road, Bury, BL9 5LA

Offers In The Region Of £625,000

A SPACIOUS FOUR BEDROOM PROPERTY WITH OFF ROAD PARKING AND A SUBSTANTIAL REAR GARDEN WITH A WOODLAND AREA

This generously sized four bedroom detached property is being proudly welcomed to the market in a sought after area of Bury. Situated in the perfect location, only a short drive to the town centre of Bury where there are an abundance of shops and eateries, it is also positioned close to countryside walks, is conveniently close for accessing well regarded schools, local amenities, bus routes and is in an ideal location for accessing major commuter routes. The property boasts four good sized bedrooms, a bright conservatory, a spacious kitchen, a separate dining room, a good sized living room, a four piece bathroom, a dressing room and a superb tranquil rear garden surrounded by wildlife.

The property comprises briefly; A welcoming entrance to the entrance hall which has stairs leading to the first floor and doors providing access to the lounge, dining room, kitchen, three bedrooms, a downstairs WC, a four piece bathroom suite, to the garage and storage cupboard. The spacious kitchen is fitted with contemporary wall and base units, integrated appliances and has doors providing access to the dining room and conservatory. The conservatory has doors leading to the rear garden whilst the dining room has doors to the hallway and doors to the rear garden. The living room has doors providing access to the rear garden.

To the first floor, there is a spacious dressing room which has doors leading to the main bedroom and to a shower room. The main bedroom has a door to a storage cupboard. Externally to the rear of the property you will find a gorgeous enclosed laid to lawn rear garden with a paved patio and a pathway to a woodland area with a brook. To the front of the property there is an enclosed laid to lawn garden with mature shrubs and a driveway providing off-road parking for numerous vehicles.

Viewings can be arranged by calling our Bury team.

Brookfield Road, Bury, BL9 5LA

Offers In The Region Of £625,000



- A Beautiful Detached Bungalow
- Beautifully Presented
- Conservatory
- Four Bedrooms
- Driveway & Garage
- Woodland Area & Brook
- Outstanding Gardens
- Sought After Area
- A Must View

Ground Floor

Entrance

Composite door leads to the entrance hall.

Entrance Hall

22'6 x 17'11 (6.86m x 5.46m)
Two UPVC double glazed windows, central heating radiator, spotlights, two smoke alarms, alarm system, coving to the ceiling, dado rail, loft access via a pull down ladder, gas and electric meters, fuse box and doors lead to the WC, bathroom, lounge, dining room, kitchen and to three bedrooms.

Bedroom Two

12'1 x 11'1 (3.68m x 3.38m)
UPVC double glazed window with fitted blinds, central heating radiator, fitted wardrobes.

Bedroom Three

12'7 x 10'8 (3.84m x 3.25m)
UPVC double glazed window with fitted blinds, central heating radiator and fitted wardrobes.

Bedroom Four/Office

10'11 x 6'9 (3.33m x 2.06m)
UPVC double glazed window and a central heating radiator.

WC

7'3 x 2'11 (2.21m x 0.89m)
UPVC double glazed frosted window, low basin WC, vanity top wash basin with mixer tap and tiled flooring.

Bathroom

10'10 x 5'11 (3.30m x 1.80m)
UPVC double glazed window, central heated towel rail, four piece suite comprises: low basin WC, pedestal wash basin with traditional taps, a panelled bath with mixer tap and rinse head, mains feed shower, tiled elevations and tiled flooring.

Kitchen

20'1 x 10'11 (6.12m x 3.33m)
UPVC double glazed window, two floor heaters, a range of gloss wall and base units, granite worktops, a double stainless steel with mixer tap, a Stoves five ring gas hob, extractor hood, a Stoves double oven, Stoves built in microwave, space for a fridge freezer, a Kenwood dishwasher, plumbing for a washing machine, spotlights, breakfast bar, coving to the ceiling, laminate flooring, door to the dining room and double doors lead to the conservatory.

Conservatory

12'3 x 11'2 (3.73m x 3.40m)
UPVC double glazed window, laminate flooring and UPVC double glazed French doors lead to the rear garden.

Dining Room

17'9 x 11'9 (5.41m x 3.58m)
Two UPVC double glazed windows, two central heating radiators, electric fire, coving to the ceiling, television point, UPVC double glazed door leads to the rear garden and a door leads to the hall.

Lounge

16'3 x 15'6 (4.95m x 4.72m)
UPVC double glazed window, central heating radiator, coving to the ceiling, electric fire, spotlights, television point and UPVC double glazed sliding doors lead to the rear garden.

Garage

16'5 x 9'4 (5.00m x 2.84m)
Up and over door, space for a tumble dryer and space for a freezer.

Second Floor

Dressing Room

22'2 x 7'5 (6.76m x 2.26m)
Two Velux windows, spotlights, smoke alarm and doors lead to the shower room and to bedroom one.

Bedroom One

24'1 x 9'9 (7.34m x 2.97m)
Central heating radiator, spotlights, storage cupboard and UPVC double glazed doors lead to the Juliet balcony.

Shower Room

14' x 6'9 (4.27m x 2.06m)
Velux window, central heated towel rail, four piece suite comprises: dual flush WC, vanity top wash basin with mixer tap, bidet, a double mains feed shower, extractor fan, spotlights, tiled elevations and tiled flooring.

External

Front

A driveway providing off-road parking for numerous vehicles leading to the garage and a laid to lawn garden with bedding and mature shrubs.

Rear

A beautiful extensive laid to lawn garden, a paved patio with a brook, mature shrubs and bedding.

