



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		71	82
(55-68) D			
(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.



Bridgefield Drive, Bury, BL9 7PE

Offers Over £470,000

A SUPERB FOUR BEDROOM FAMILY HOME ON A SOUGHT AFTER ESTATE IN BURY.

Situated on a quiet estate sits this superb four bedroom detached family home. The property is perfect for a growing family looking to find their dream home to put their own personal stamp on. Boasting a spacious living room, a separate dining room, an study, a good-sized fitted kitchen which leads to the double garage, four spacious bedrooms, a three-piece bathroom suite, a wraparound rear garden and off-road parking to the front of the property. The property is perfectly situated to access major commuter routes to Bury, Rochdale and Manchester, whilst also being close to local amenities and nearby schools. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance through to the welcoming hallway. The hallway has stairs leading to the first floor and doors providing access to the spacious living room, office, downstairs WC and to the kitchen. The living room has double doors providing access to the dining room. The dining room has doors providing access to the rear garden and to the kitchen. The kitchen is fitted with wall and base units and has a door providing access to the double garage.

To the first floor, there is a landing with doors providing access to four bedrooms and a three-piece bathroom suite. The main bedroom has a doorway to the dressing room. The dressing room has a door providing access to the en-suite.

Externally, to the rear of the property there is an enclosed wrap around garden with a decked seating area, mature shrubbery and bedding areas. To the front of the property there is ample off road parking and a double garage.

View early to avoid disappointment! Contact our Bury team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Bridgefield Drive, Bury, BL9 7PE

Offers Over £470,000



- Freehold Property
- Double Garage
- Fitted Kitchen
- Council Tax Band F
- Desirable Location
- Abundance Of Space
- EPC Rated C
- Four Bedrooms
- Nearby Schools

Ground Floor

Hall

11'04 x 10'04 (3.45m x 3.15m)

Central heating radiator, coving, alarm system, smoke alarm, stairs to the first floor, wood effect floor, doors to living room, office, kitchen and WC.

WC

5'00 x 3'08 (1.52m x 1.12m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin with mixer taps, tiled elevations, tile effect floor.

Office

8'08 x 7'07 (2.64m x 2.31m)

UPVC double glazed window, central heating radiator.

Living Room

19'09 x 14'08 (6.02m x 4.47m)

UPVC double glazed window, central heating radiator, coving, gas fire, stone surround, television point, wood effect floor, double doors to dining room.

Dining Room

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator, wood effect floor, door to kitchen.

Kitchen

21'02 x 10'01 (6.45m x 3.07m)

Two UPVC double glazed windows, central heating radiator, cream wall and base units, granite effect worktops, stainless steel sink with one and a half sink with drainer and mixer taps, range master oven with five ring gas hob, extractor hood, AEG microwave/grill, AEG coffee machine, space for fridge/freezer, plumbing for washing machine, spotlights, breakfast bar, part tiled elevations, tiled floor, door to under-stairs storage, dining room, hall and garage.

Double Garage

19'10 x 18'05 (6.05m x 5.61m)

UPVC double glazed window, plumbing for washing machine, drier, double electric roller garage doors, boiler, composite double door to rear garden.

First Floor

Landing

21'09 x 5'10 (6.63m x 1.78m)

Access to attic, wood effect floor, doors to four bedrooms, store cupboard and bathroom.

Bedroom One

13'03 x 11'02 (4.04m x 3.40m)

UPVC double glazed window, central heating radiator, wood effect floor, open to dressing room.

Dressing Room

7'05 x 7'01 (2.26m x 2.16m)

UPVC double glazed window, central heating radiator, door to ensuite, fitted wardrobes, wood effect floor.

Ensuite

7'01 x 5'09 (2.16m x 1.75m)

UPVC double glazed window, central heating towel railing, dual flush WC, pedestal wash basin with mixer taps, electric effect shower with jets, tiled elevations, tiled floor, extractor fan, spotlights.

Bedroom Two

14'06 x 11'09 (4.42m x 3.58m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Three

10'02 x 8'10 (3.10m x 2.69m)

UPVC double glazed window, central heating radiator, television point.

Bedroom Four

8'07 x 7'08 (2.62m x 2.34m)

UPVC double glazed window, central heating radiator, wood effect floor.

Bathroom

7'07 x 7'04 (2.31m x 2.24m)

UPVC double glazed frosted window, central heating towel railing, dual flush WC, pedestal wash basin with mixer taps, bidet, L-shape bath with mixer taps, rinse head, tiled elevations, tiled floor, spotlights, overhead main feed rainfall shower, extractor fan.

Externally

Front

Enclosed garden, lawn area, driveway for off road parking, mature shrubs, bedding area.

Rear

Enclosed garden, lawn area, decked area, mature shrubs, bedding area.



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