

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
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Brandlesholme Road, Bury, BL8 1HJ

### £260,000

Welcome to this charming semi-detached house on Brandlesholme Road in Bury! This property boasts a delightful open plan reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind. The modern kitchen is ideal for whipping up delicious meals, and the bathroom offers convenience and comfort.

Step outside to discover the extensive rear garden, a tranquil oasis where you can enjoy the fresh air and perhaps cultivate a beautiful garden. No need to worry about parking with the off-road parking available, and the garage provides extra storage space or a secure spot for your vehicle.

Don't miss the opportunity to make this house your home - book a viewing today and envision the endless possibilities this property has to offer!



# Brandlesholme Road, Bury, BL8 1HJ

£260,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Modern Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hallway

9'5 x 7'11 (2.87m x 2.41m)

UPVC entrance door, UPVC double glazed window, central heating radiator, coving, Karndean flooring, stairs to the first floor and doors to reception room and kitchen.

### Reception Room

26' x 10'10 (7.92m x 3.30m)

UPVC double glazed bay window, three central heating radiators, gas fire with marble surround and wooden mantel and UPVC double glazed French doors to the rear.

### Kitchen

14' x 7'10 (4.27m x 2.39m)

UPVC double glazed windows, upright central heating radiator, range of high gloss wall and base units with laminate surfaces and upstands, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, laminate flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

5'8 x 2'8 (1.73m x 0.81m)

UPVC double glazed window, loft access, coving and doors to three bedrooms and bathroom.

### Bedroom One

11' x 9'7 (3.35m x 2.92m)

UPVC double glazed bay window, central heating radiator, fitted wardrobes and coving.

### Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

7'10 x 6'2 (2.39m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin, panelled bath with direct feed shower overhead, dual flush WC, tiled elevations, spotlights and vinyl flooring.

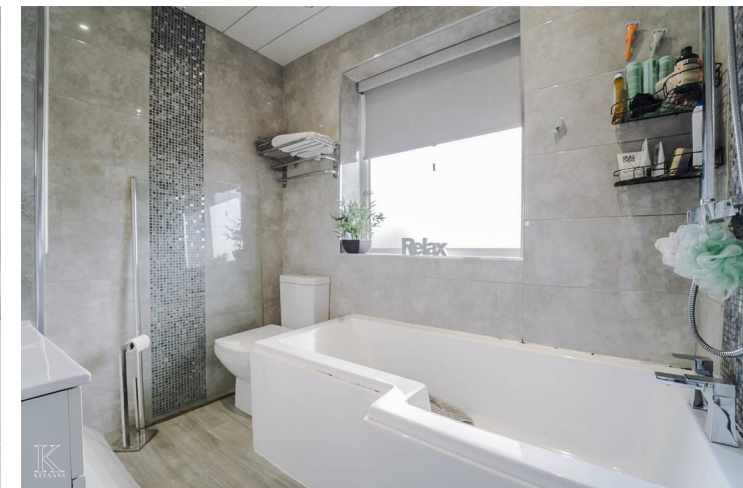
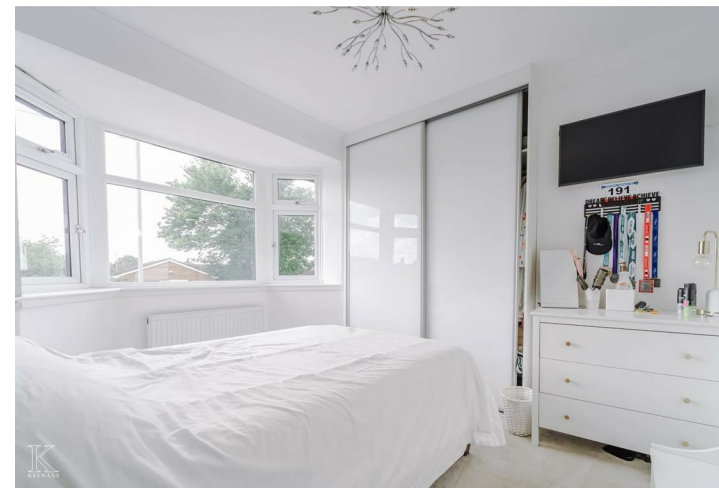
## External

### Front

Block paved driveway providing off road parking.

### Rear

Enclosed laid to lawn garden with Indian stone paved patio and access to the detached garage.



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