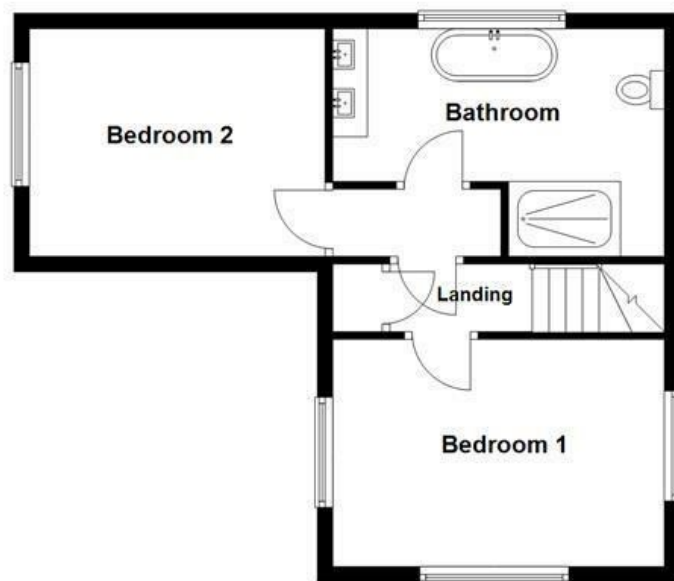


Ground Floor



First Floor



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 | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 68 | |
| (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 £290,000

SPACIOUS AND MODERN FAMILY HOME ON A PRIVATE PLOT

Welcome to this charming detached house located on Bridgefield Drive in the lovely town of Bury. This property is a spacious family, situated on a good-sized plot with opportunities to extend. Internally, this home benefits from modern decor and appliances, perfect for those looking for a comfortable and stylish living space.

With one reception room, three bedrooms, and a bathroom, this house offers ample space for a growing family or those who enjoy having extra room for guests or a home office. The modern decor and appliances throughout the house provide a contemporary feel, making it easy to envision yourself living in this beautiful home.

One of the standout features of this property is its convenient location with easy access to motorway links, ideal for those who need to commute for work or enjoy exploring the surrounding areas. Additionally, the spacious driveway ensures that parking will never be an issue for you or your visitors.

Situated on a quiet road, this house offers a peaceful and serene environment, perfect for relaxing after a long day. Located within close proximity to Fairfield Hospital, Ramsbottom, well-regarded schools and commuter routes. Don't miss out on the opportunity to make this wonderful property your new home. Contact our Bury office to arrange a viewing and experience the charm of Bridgefield Drive for yourself.

Bridgefield Drive, Bury, BL9 7PE

Offers Over £290,000



- Beautifully Presented Detached Property
- Fitted Dining Kitchen
- Ample Off Road Parking
- EPC Rating D
- Three Bedrooms
- Stylish Decoration Throughout
- Tenure Freehold
- Four Piece Contemporary Bathroom
- Wraparound Garden
- Council Tax Band D

Ground Floor

Entrance Hall

8'1 x 3'5 (2.46m x 1.04m)

UPVC front door, central heating radiator, coving to ceiling, wood effect laminate flooring, doors leading to reception room, WC and bedroom three.

WC

6'8 x 3'5 (2.03m x 1.04m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC and wood effect laminate flooring.

Bedroom Three

10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed window, central heating radiator and spotlights.

Reception Room

14'2 x 10'11 (4.32m x 3.33m)

Two UPVC double glazed windows, two UPVC double glazed frosted windows, central heating radiator, ceiling rose, coving to ceiling, electric fire with wooden mantel, television point, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

19'0 x 8'5 (5.79m x 2.57m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect laminate worktops, ceramic one and a half bowl sink and drainer with high spout spring mixer tap, tiled splashback, integrated oven with four ring induction hob and extractor hood, stainless steel splashback, space for American-style fridge freezer, plumbing for dishwasher and washing machine, coving to ceiling, spotlights, herringbone wood effect laminate flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

UPVC double glazed window, doors leading to bedroom one, two storage cupboards and further landing.

Bedroom One

14'2 x 9'9 (4.32m x 2.97m)

Three UPVC double glazed windows and central heating radiator.

Further Landing

6'9 x 2'9 (2.06m x 0.84m)

Doors leading to bedroom two and family bathroom.

Bedroom Two

12'9 x 8'4 (3.89m x 2.54m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

13'0 x 5'2 (3.96m x 1.57m)

UPVC double glazed window, central heating radiator, dual flush WC, his and hers vanity top wash basins with mixer taps, freestanding bath

with mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, part tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed wraparound garden with paved patio, artificial lawn, stone chippings, bedding areas and laid to lawn.

Front

Paving, mature shrubbery, trees and block paved driveway.

