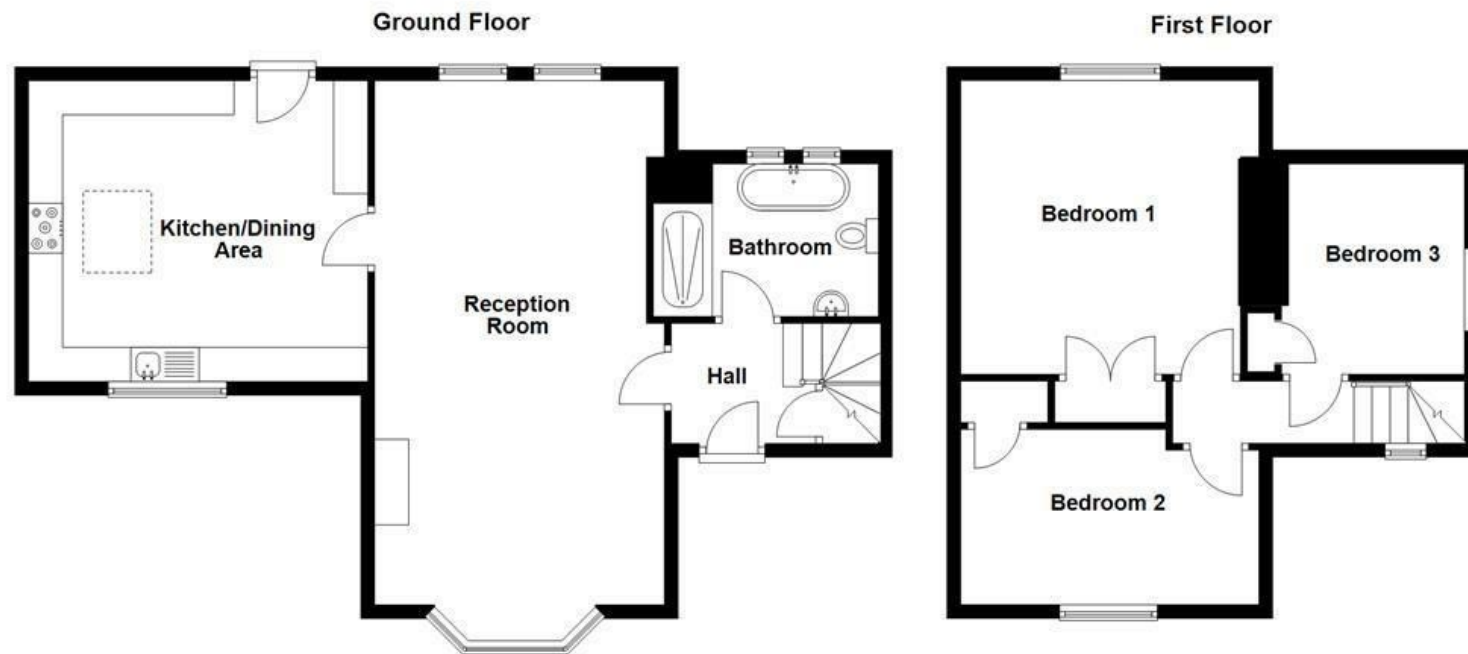




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bridge Hall Lane, Bury, BL9 7NY

Offers Over £399,950

A UNIQUE AND STYLISH DETACHED HOME - SOLD WITH NO ONWARD CHAIN

Nestled on Bridge Hall Lane in Bury, this charming three-bedroom detached gatehouse offers a delightful blend of modern living and historical charm. Immaculately maintained, the property boasts a beautifully presented interior that reflects a contemporary and sophisticated style, making it an ideal home for a small family or a professional couple.

Upon entering, you are greeted by a spacious kitchen and dining room, perfect for entertaining guests or enjoying family meals. The large living room provides a comfortable space to relax and unwind, ensuring that every corner of this home is both functional and inviting.

The property features three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is fitted with modern fixtures, enhancing the overall appeal of this lovely home.

Outside, the low-maintenance landscaped garden offers a serene retreat, ideal for enjoying the outdoors without the burden of extensive upkeep. Additionally, off-road parking is available, providing convenience for residents and visitors alike.

Situated in a prime location, this gatehouse enjoys excellent access to nearby amenities and commuter routes towards Manchester, making it a perfect choice for those seeking both tranquility and connectivity. This

Bridge Hall Lane, Bury, BL9 7NY

Offers Over £399,950

 3  1  1  F

- Exquisite Detached Property Sold with No Onward Chain
 - Stunning Dining Kitchen
 - Off Road Parking
 - EPC Rating F
- Presented to Highest Standard Throughout
 - Three Bedrooms
 - Tenure Freehold
- Four Piece Bathroom Suite
 - Low Maintenance Landscaped Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

9'11 x 5'10 (3.02m x 1.78m)
UPVC double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to bathroom, understairs storage and reception room.

Reception Room

25'2 x 13'11 (7.67m x 4.24m)
UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, cornice coving, four feature wall lights, living flame gas fire, wood effect flooring and door to kitchen.

Kitchen

16'4 x 14'5 (4.98m x 4.39m)
UPVC double glazed window, skylight, central heating radiator, range of panelled base units with granite work surfaces, Stoves range cooker with five ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, integrated microwave, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, tiled flooring and double glazed frosted door to rear.

Bathroom

8'0 x 7'4 (2.44m x 2.24m)
Two UPVC double glazed windows, wall mounted flush plate WC, vanity top wash basin with mixer tap, freestanding double oval bath with mixer tap, direct feed rainfall shower, tiled elevations, spotlights and tiled flooring.

First Floor

Landing

UPVC double glazed window and doors leading to three bedrooms.

Bedroom One

12'10 x 12'10 (3.91m x 3.91m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'6 x 9'3 (4.11m x 2.82m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

External

Rear

Block paved off road parking and artificial lawn.

Front

Gravel chippings, bedding areas and path to front entrance door.



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