



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(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 1BA

Offers In Excess Of £375,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME WITH WOODLAND VIEWS

Flowing internally with character and charm, an abundance of indoor and outdoor space and immaculate presentation, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury, with close transport links and a short walk to Burrs Country Park. With stunning original features, beautifully maintained gardens, not being overlooked from the rear and ample off road parking, this exceptional property is the perfect family home ready to move straight into. A credit to the current owner, this property has been transformed into a luxurious and contemporary family home whilst keeping and maintaining the character this property has to offer! With added detached garage, three generously sized bedrooms and an open plan kitchen diner, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, contemporary fitted kitchen diner and houses a staircases to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to a conservatory. The first floor comprises of doors on to three generously sized bedrooms, a modern family bathroom and WC. Externally there is an enviable garden to the rear with laid to lawn, paving, bedding, mature shrubs and access on to a detached garage. To the front there is bedding areas, off road parking and access to the garage.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Brandlesholme Road, Bury, BL8 1BA

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 3  1  2  E

- Exceptional Semi Detached Property
- Contemporary Dining Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Ample Living Space
- Tenure Leasehold
- Two Piece Bathroom Suite and Separate WC
- Beautiful Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

16'2 x 9'1 (4.93m x 2.77m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, coving, picture rail, understairs storage, wood effect vinyl flooring, hardwood doors to two reception rooms, kitchen/dining area and stairs to first floor.

Reception Room One

15'5 x 13'3 (4.70m x 4.04m)

UPVC double glazed bay window, central heating radiator, coving, electric living flame fire and television point.

Reception Room Two

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

Central heating radiator, coving, television point, wood effect laminate flooring and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

25'2 x 11'1 (7.67m x 3.38m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, spotlights, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, three door Bellling range with five ring induction hob and extractor hood, integrated fridge freezer, plumbing for washing machine, tiled fireplace, breakfast bar, original bell system, part tiled flooring and UPVC double French doors to conservatory.

Conservatory

9'6 x 7'5 (2.90m x 2.26m)

UPVC double glazed windows, polycarbonate roof, wood effect laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

13'1 x 9'1 (3.99m x 2.77m)

UPVC double glazed window, access to half boarded loft, smoke detector, picture rail, doors leading to three bedrooms, bathroom and WC.

Bedroom One

13'1 x 9'1 (3.99m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'9 x 12'0 (3.89m x 3.66m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

8'8 x 8'5 (2.64m x 2.57m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 6'0 (2.64m x 1.83m)

Two UPVC double glazed frosted windows, central heating radiator with heated towel rail, rolltop ball and clawfoot bath with mixer tap, overhead direct feed rainfall shower and rinse head, pedestal wash basin with mixer tap, two feature wall lights, integrated linen cupboard and tiled flooring.

WC

4'8 x 2'7 (1.42m x 0.79m)

UPVC double glazed frosted window, dual flush WC with integrated wash basin with mixer tap and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery and power.

Front

Off road parking, bedding areas and access to garage.

Garage

17'2 x 9'8 (5.23m x 2.95m)

UPVC double glazed window, power and lighting, electric garage door



Tel: 01617510340

www.keenans-estateagents.co.uk