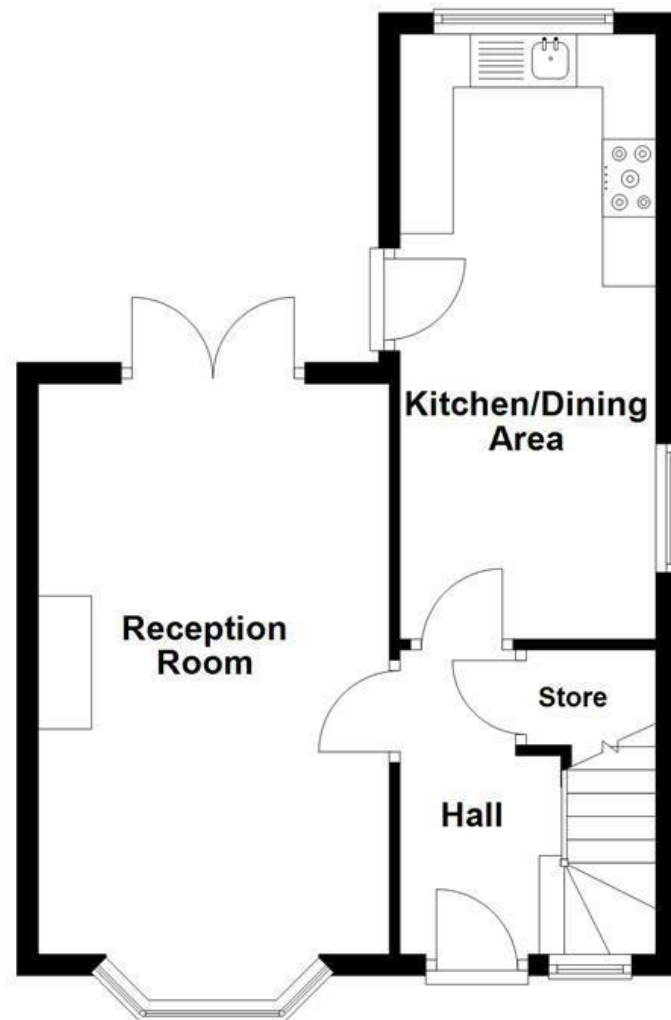
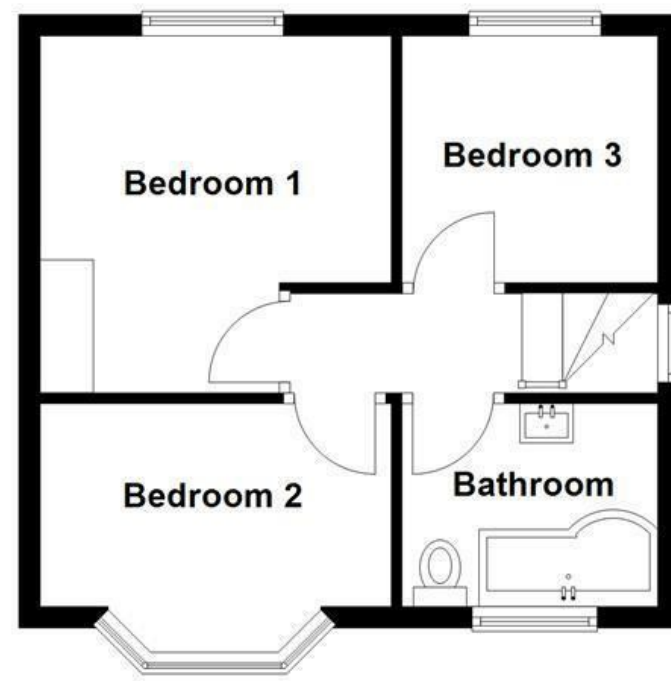


Ground Floor

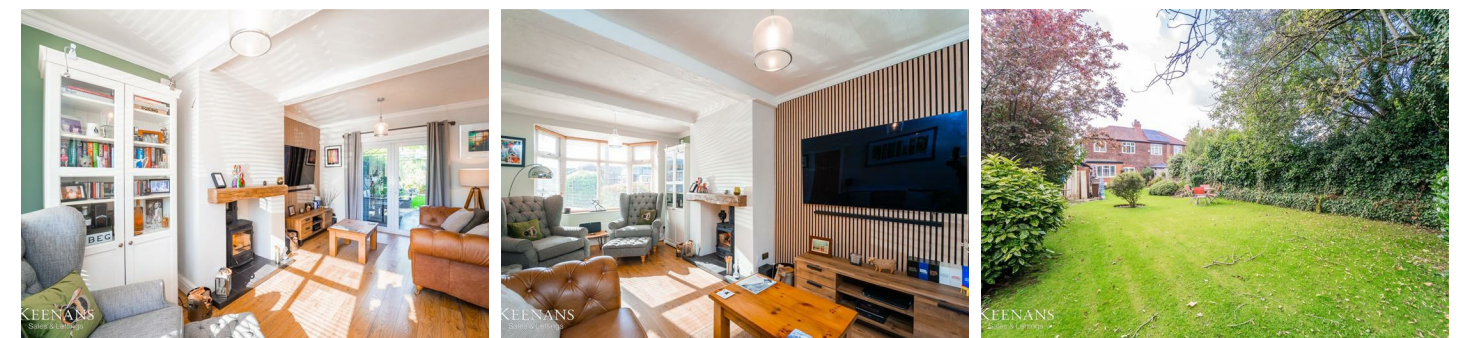


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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

### Offers Over £280,000

#### STYLISH THREE BEDROOM SEMI DETACHED HOME

Nestled on the charming Brandlesholme Road in Bury, this delightful semi-detached house presents an excellent opportunity for families or professional couples seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property offers ample space for relaxation and personalisation.

The spacious reception room welcomes you with an abundance of natural light, creating a warm and inviting atmosphere for both entertaining guests and enjoying quiet evenings at home. Adjacent to this, the generous dining kitchen provide the perfect setting for family meals and gatherings, making it a true heart of the home.

One of the standout features of this property is the extensive rear garden, which offers a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Situated in a convenient location, this home provides easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Whether you are looking to settle down with your family or seeking a comfortable base as a professional couple, this property is sure to meet your needs and exceed your expectations.



# Brandlesholme Road, Bury, BL8 1HJ

## Offers Over £280,000

 3  1  1  D

- Exceptional Semi Detached Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking and Detached Garage
  - EPC Rating D
- Three Bedrooms
  - Immaculate Presentation Throughout
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Extensive Rear Garden
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

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

Composite double glazed frosted leaded front door, UPVC double glazed frosted window, central heating radiator, coving, wood effect flooring, doors leading to reception room, kitchen/dining area, under stairs storage and stairs to first floor.

#### Reception Room

17'7 x 10'10 (5.36m x 3.30m)

UPVC double glazed bay window, three central heating radiators, cornice coving, cast iron log burner with tiled hearth and wooden mantel, television point, acoustic wood panel elevation, wood effect flooring and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

18'8 x 7'11 (5.69m x 2.41m)

Two UPVC double glazed windows, central heating radiator, coving, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven and grill, five ring gas hob and extractor hood, space for under counter fridge freezer, plumbing for washing machine, acoustic wood panelled elevation, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

6'5 x 2'5 (1.96m x 0.74m )

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

#### Bedroom One

11'0 x 10'10 (3.35m x 3.30m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

10'10 x 8'2 (3.30m x 2.49m )

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

#### Bedroom Three

8'0 x 7'9 (2.44m x 2.36m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

#### Bathroom

7'11 x 6'1 (2.41m x 1.85m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, vanity top wash basin with waterfall mixer tap, coving, partially tiled elevations and tiled effect flooring.

### External

#### Rear

Enclosed, extensive laid to lawn garden with decking, paving, mature shrubbery, bedding areas and access to detached garage.

#### Front

Paved driveway, bedding area, mature shrubbery and access to detached garage.



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