

HARRISON

EST. 1987



4 DUNSTERS AVENUE BRANDLESHOLME BURY

£269,950

BEAUTIFULLY PRESENTED FREEHOLD PROPERTY IN A CHOICE LOCATION

A Stylishly Extended Bay Fronted Semi Detached House with 3 Bedrooms within close proximity to local Schools, Amenities, Medical Centre, Bus Routes & Burrs Country Park. This Deceptively Spacious Beautifully Presented Family Home has many Quality Features and Viewing is Essential to be Fully Appreciated.

TRUSTED EXPERTISE

info@harrison-estates.co.uk | 0161 797 8616 | harrison-estates.co.uk

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GROUND FLOOR

HALL uPVC double glazed entrance door and windows.

LOUNGE 13'5" x 11'6" uPVC double glazed bay window, feature coal fire with surround to chimney breast.

2nd LOUNGE/FAMILY ROOM 19' x 11'2" uPVC double glazed patio doors to garden, feature fire with stone fireplace set on chimney breast.

DINING KITCHEN 21'8" x 11'10" 2 uPVC double glazed windows, uPVC double glazed entrance door to front, modern range of grey fitted wall and base units with coordinating worktops, inset sink unit, extractor fan with splash back, plumbing for washing machine, tiled flooring.

FIRST FLOOR

BEDROOM 1 13'5" x 11'6" uPVC double glazed bay window, range of fitted furniture comprising wardrobes, desk, drawers, shelving and overhead storage.

BEDROOM 2 12'6" x 11'6" uPVC double glazed window, range of fitted wardrobes and overhead storage

BEDROOM 3 8'2" x 5'11" uPVC double glazed window.

SHOWER ROOM 7'10" x 5'11" uPVC double glazed window, stylish white 3 piece suite comprising hotel style walk in shower, hand wash basin and wc, tiled walls and floor, LED wall mirror, heated towel rail

EXTERNALLY

GARDENS Mature lawn front garden with hedge and to the rear fully enclosed lawn rear garden

PARKING Driveway for 2 vehicles.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a Structural survey and the services, appliances and specific fittings have not been tested by Harrison Estate Agents. All photographs, measurements, floor plans and any distances referred to are offered as guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All legalities relating to any purchase should be checked and confirmed by your Solicitor prior to exchange of contracts.

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A map of the Bury area in Lancashire, showing the location of Harrison Estate Agents at 10 Bolton Street. The map includes various streets such as Castle Street, Bolton Street, Park's Yard, and Silver Street, along with local landmarks like the Bury Parish Church and the Bury Free Hospital.