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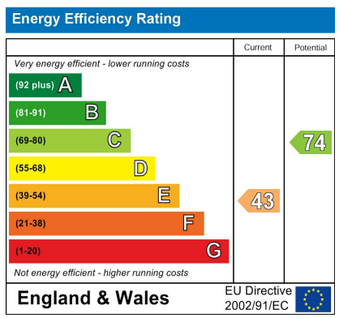

Bell Lane, Bury, BL9 6HT

Offers Over £325,000

Nestled on the charming Bell Lane in Bury, this impressive detached house offers a perfect blend of traditional and modern features, making it an ideal family home. With five generously sized bedrooms, there is ample space for everyone to enjoy their own privacy while still being part of a warm and welcoming environment.

The property boasts two well-appointed reception rooms, providing versatile spaces for both relaxation and entertaining. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. Additionally, the house includes a utility room, enhancing the practicality of daily living.

The spacious layout continues throughout the home, with each room designed to offer comfort and functionality. The two bathrooms ensure that morning routines run smoothly, accommodating the needs of a busy household.

A notable feature of this property is the basement, which presents an excellent opportunity for additional storage or potential conversion, depending on your requirements. The own drive adds convenience, allowing for easy access and parking.

This delightful home is perfect for those seeking a blend of space, style, and comfort in a desirable location. With its spacious rooms and thoughtful design, it is sure to appeal to families and individuals alike. Do not miss the chance to make this wonderful property your own.

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.

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Offers Over £325,000

5 1 2 E

- Impressive Five-Bedroom Detached Family Home
- Versatile Basement Space
- Off Road Parking
- Tenure - Leasehold
- Two Spacious Reception Rooms
- Convenient Utility Room
- EPC Rating - E
- Generously Sized Bedrooms
- Traditional Features With Modern Comforts
- Council Tax Band - C

Ground Floor

Entrance
Composite double glazed door to entrance vestibule.

Entrance Vestibule
6'1 x 4'8 (1.85m x 1.42m)

Door leading to hall.

Hall
26 x 6'1 (7.92m x 1.85m)

Central heating radiator, coving, smoke alarm, ceiling rose, picture rails, hardwood flooring, doors leading to reception room one, reception room two and utility, stairs to first floor, stairs to basement.

Reception Room One
15'7 x 14'8 (4.75m x 4.47m)

UPVC double glazed window, central heating radiator, coving, picture rail, traditional Victorian fireplace with cast iron surround, wood beam ceiling.

Reception Room Two
15 x 14'8 (4.57m x 4.47m)

UPVC double glazed window, central heating radiator, coving, picture rail, dado rail, traditional cast iron fire with hardwood surround, hardwood flooring.

Utility Room
11'7 x 8 (3.53m x 2.44m)

UPVC double glazed window, central heating radiator, base units with wooden surfaces, space for fridge freezer, plumbing for washing machine, smoke alarm, tiled effect flooring, open to rear vestibule, door to kitchen, door to rear.

Kitchen
16'5 x 12 (5.00m x 3.66m)

UPVC double glazed window, central heating radiator, panelled wall and base units with wood surfaces, tiled splashbacks, ceramic sink and drainer with mixer tap, induction hob, integrated oven, extractor hood, space for fridge freezer, coving, cast iron multi fuel fireplace, tiled effect flooring.

Rear Vestibule
5'8 x 4'8 (1.73m x 1.42m)

Tiled effect flooring, UPVC double glazed door to rear, door to WC.

WC
5'3 x 4'8 (1.60m x 1.42m)

UPVC double glazed window, central heating radiator, WC, pedestal wash basin with traditional taps, tiled effect flooring.

Lower Ground Floor

Inner hall
6'7 x 4 (2.01m x 1.22m)

Door leading to basement.

Basement
14'6 x 14'2 (4.42m x 4.32m)

Central heating radiator, multi burn cast iron fire, sky tunnel window, wood beam ceiling.

First Floor

Landing
27'3 x 6'6 (8.31m x 1.98m)

Coving, picture rail, dado rail, doors leading to five bedrooms and bathroom.

Bedroom One
14'2 x 12'4 (4.32m x 3.76m)

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

Bedroom Two
15'8 x 10'1 (4.78m x 3.07m)

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

Bedroom Three
14'8 x 8'7 (4.47m x 2.62m)

UPVC double glazed window, central heating radiator.

Bedroom Four
14'7 x 6'6 (4.45m x 1.98m)

UPVC double glazed window, central heating radiator.

Bedroom Five
10'9 x 8'9 (3.28m x 2.67m)

UPVC double glazed window, central heating radiator.

Bathroom
8'1 x 7'8 (2.46m x 2.34m)

Velux window, heated towel rail, flush plate WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, direct feed walk in shower, illuminated mirror, extractor fan, tiled elevations, spotlights, tiled flooring.

External

Front
Laid to lawn area to the side, paved patio area and pathway to entrance, privacy hedges.

Rear
Artificial grass, stone chippings, driveway for multiple cars.










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