


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			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Brandlesholme Road, Bury, BL8 1EX

### Offers Over £425,000

AN OUTSTANDING DETACHED CHARACTER PROPERTY ON AN IMPRESSIVE PLOT

Keenans Estate Agents are delighted to present this exceptional detached family home located on Brandlesholme Road in Bury. This charming property, built in the 1930s, is a true testament to character and elegance, showcasing stunning original features that have been meticulously maintained to the highest standard.

As you step inside, you will be greeted by two spacious reception rooms that offer a warm and inviting atmosphere, perfect for both relaxation and entertaining. The ground floor extension enhances the living space, providing an abundance of room for family gatherings or quiet evenings at home. The property boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants.

One of the standout features of this home is the beautifully landscaped garden, which serves as a private and luxurious haven. This outdoor space is ideal for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

The interior of the property is adorned with modern fixtures and fittings, complemented by neutral decoration and stylish interiors that create a contemporary yet timeless feel. This home is

# Brandlesholme Road, Bury, BL8 1EX

Offers Over £425,000

 2  1  2  E

- Exceptional Detached Property with an Impressive Plot
- Spacious Reception Rooms
- Spacious Driveway
- EPC Rating E

- Two Double Bedrooms
- Three Piece Bathroom
- Leasehold

- Contemporary Fitted Kitchen
- Beautifully Landscaped Gardens
- Council Tax Band D

## Ground Floor

### Entrance Porch

6'9 x 3'5 (2.06m x 1.04m)

UPVC double glazed front entrance door, UPVC double glazed leaded window, feature wall light, tiled flooring and hardwood stained glass door to the hallway.

### Hallway

11'11 x 6'9 (3.63m x 2.06m)

Hardwood stained glass window, central heating radiator, picture rail, two feature wall lights, dado rail, stairs to the first floor and oak single glazed doors to reception room, dining room and kitchen.

### Reception Room

15'6 x 13'10 (4.72m x 4.22m)

UPVC double glazed box bay window, UPVC double glazed leaded window, two central heating radiators, picture rail, two feature wall lights, gas fire with marble surround, television point and ceiling rose.

### Dining Room

15'6 x 14'11 (4.72m x 4.55m)

Three UPVC double glazed windows, central heating radiator, picture rail, electric fire, television point, alcove storage and shelving, UPVC double glazed French doors to the rear.

### Kitchen

10'5 x 8'9 (3.18m x 2.67m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces, composite one and a half bowl sink with drainer and mixer tap, three door Hi Lite range cooker with six ring gas hob, extractor hood, integrated dishwasher and wine cooler, under unit lighting, understairs storage, spotlights, tile effect flooring and open to the breakfast room.

### Breakfast Room

11'5 x 7'8 (3.48m x 2.34m)

UPVC double glazed window, two Velux windows, plinth heater, range of panelled wall and base units with granite effect surfaces, integrated full length fridge freezer, spotlights, tile effect flooring, door to the utility room and UPVC double glazed door to the rear.

### Utility Room

7'4 x 6'9 (2.24m x 2.06m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces, plumbing for washing machine, space for dryer, dual flush WC, wall mounted wash basin, boiler and tiled flooring.

## First Floor

### Landing

9'2 x 7'2 (2.79m x 2.18m)

UPVC double glazed leaded window, feature wall light and oak doors to two bedrooms and bathroom.

### Bedroom One

15'6 x 12' (4.72m x 3.66m)

UPVC double glazed leaded window, central heating radiator, picture rail, eaves storage and loft access.

### Bathroom

7'1 x 5'2 (2.16m x 1.57m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations, linen cupboard and wood effect flooring.

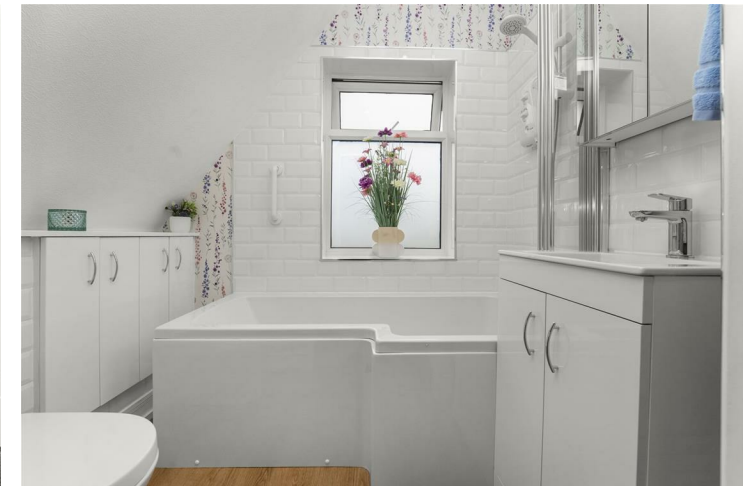
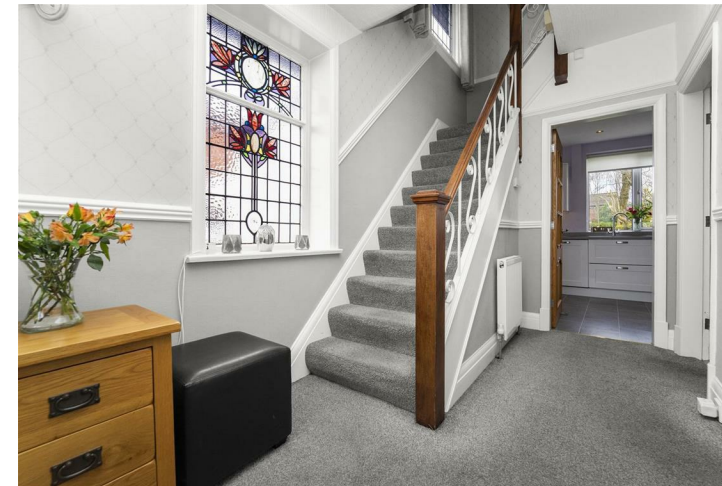
## External

### Front

Driveway providing off road parking, mature shrubs and bedding areas.

### Rear

Enclosed wrap around laid to lawn garden with paving, planted beds, mature trees, greenhouse, bar, summer house and storage sheds.



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