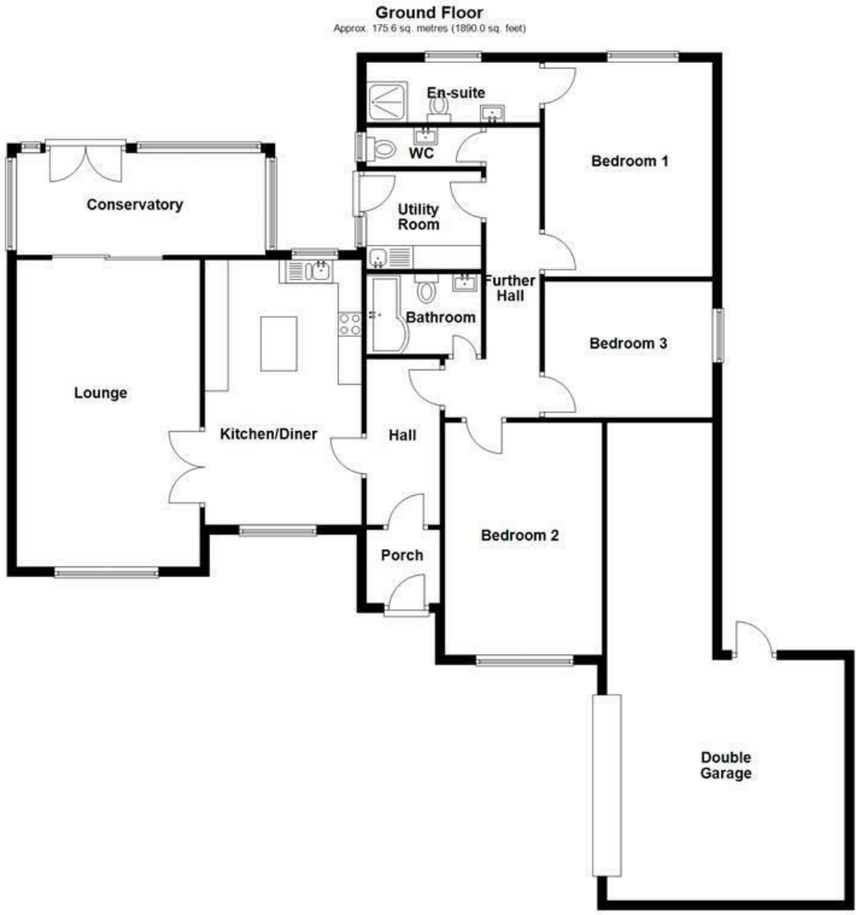
Keenans











West Drive, Bury, BL9 5DN

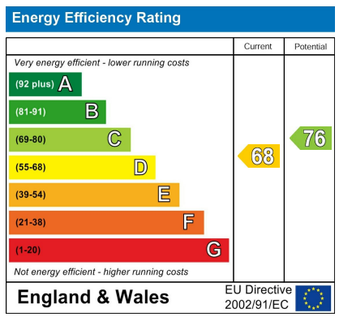
£575,000

AN EXQUISITE DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT OF OVER 1/2 ACRE

Nestled on West Drive in Bury, this remarkable house offers a unique blend of comfort, space, and natural beauty. With three spacious double bedrooms, this property is perfect for families seeking a serene lifestyle. The accommodation includes a welcoming lounge, a dining room ideal for family gatherings, a well-equipped kitchen, a family bathroom, a hallway, and a delightful conservatory that invites the outdoors in. The main bedroom boasts an en suite bathroom and stunning views of Holcombe Hill, ensuring a peaceful retreat.

Set within approximately 0.6 acres, the property features beautifully landscaped gardens and a charming woodland area, complete with walkways that meander alongside a tranquil stream. The presence of the East Lancashire railway at the rear adds a touch of nostalgia, as you can enjoy the sight of steam trains passing by while you relax in your garden. This outdoor space is not just a garden; it is a lifestyle, offering the perfect setting for morning coffee or leisurely afternoons spent observing local wildlife.

The property has been thoughtfully extended, providing a spacious and luxurious family home that balances modern living with the tranquillity of nature. With ample off-road parking available via a large driveway and an attached double garage, convenience is at your fingertips.



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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West Drive, Bury, BL9 5DN

£575,000

3 2 1 D

- Three Double Bedroom Bungalow
- Generous Plot - Just Over 1/2 Acre
- Large Driveway And Double Garage
- Tenure - Freehold
- Spacious Lounge And Dining Room
- Woodland Area With Stream Walkways
- EPC Rating - D
- Conservatory With Garden Views
- Stunning Semi Rural Setting
- Council Tax Band - E

Ground Floor

Entrance
UPVC double glazed frosted door to porch.

Porch
5'3 x 5'2 (1.60m x 1.57m)

UPVC double glazed window, tiled flooring, UPVC double glazed frosted door to hall.

Hall
12'6 x 5'3 (3.81m x 1.60m)

Coving, smoke alarm, wood effect Karndean flooring, single glazed doors to kitchen diner and further hall.

Kitchen Diner
18'7 x 11'9 (5.66m x 3.58m)

Two UPVC double glazed windows, central heating radiators, coving, range of panelled wall and base units, granite surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric high rise double oven, four ring Smeg gas hob and extractor hood, integrated fridge freezer and dishwasher, centre island with breakfast bar, wood effect Karndean flooring, single glazed double doors to lounge, single glazed door to conservatory.

Lounge
19'4 x 12'10 (5.89m x 3.91m)

UPVC double glazed window, two central heating radiators, coving, cast iron multi fuel burner with stone hearth and surround, television point, wood effect Karndean flooring, aluminium sliding doors to conservatory.

Conservatory
17'5 x 7'2 (5.31m x 2.18m)

UPVC double glazed window and roof, two central heating radiators, tiled flooring, UPVC double glazed French doors to rear.

Further Hall
20'8 x 7'10 (6.30m x 2.39m)

Doors to three bedroom, bathroom, utility room and WC.

Bedroom One
15 x 11'6 (4.57m x 3.51m)

UPVC double glazed window, central heating radiators, coving, door to en suite.

En Suite
10'5 x 4'11 (3.18m x 1.50m)

UPVC double glazed frosted window, chrome heated towel rail, two piece suite comprising of vanity top wash basin with mixer tap, direct feed shower enclosure, tiled elevations, coving, extractor fan, tiled flooring.

Bedroom Two
16'3 x 11 (4.95m x 3.35m)

UPVC double glazed window, central heating radiators, coving.

Bedroom Three
11'9 x 9'6 (3.58m x 2.90m)

UPVC double glazed window, central heating radiator, coving.

Bathroom
8'11 x 5'7 (2.72m x 1.70m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of vanity top wash basin with mixer tap, dual flush WC, L shape panelled bath with direct feed shower and mixer tap, tiled elevations, extractor fan, tiled flooring.

WC
6'11 x 2'9 (2.11m x 0.84m)

UPVC double glazed frosted window, two piece suite with dual flush WC, vanity top wash basin with mixer tap, tiled elevations, coving, tiled flooring.

Utility Room
6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed window, range of panelled wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, tiled flooring, UPVC double glazed door to rear.

External

Front
Block paved driveway, bedding areas and double garage.

Double Garage
33'5 x 16'8 (10.19m x 5.08m)

Power, lighting and electric up and over garage door.










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