



**Brandlesholme Close
Bury
Lancashire
BL8**

Offers in Excess of £415,000

bettermove

Brandlesholme Close

Bury

Bettermove are proud to present this 4 bedroom detached house in Bury.

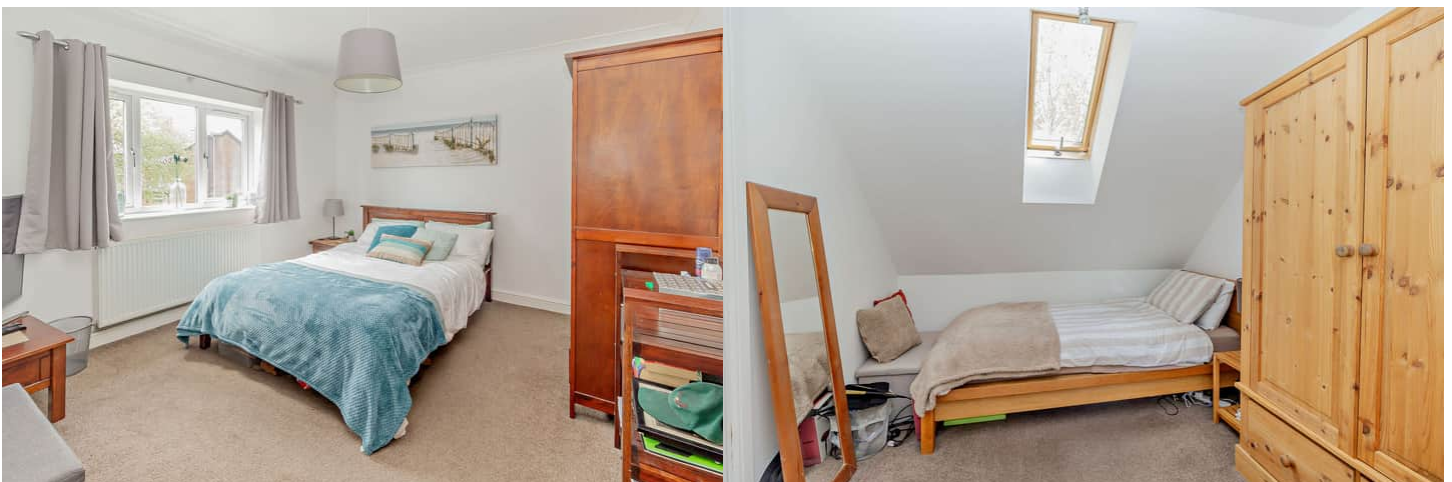
This property benefits from double glazing, and gas central heating throughout, with off street parking available for two vehicles.

The council tax band is E.

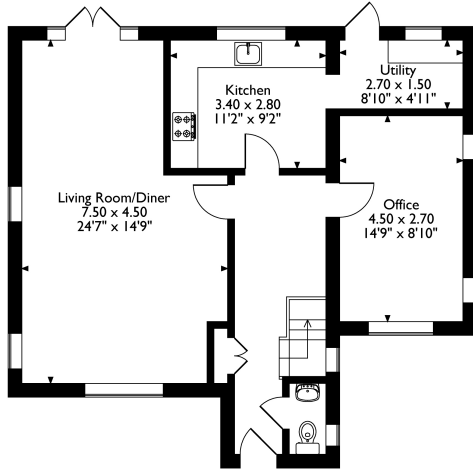
The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, with attached utility room, WC, and a versatile room, ideal for a home office or fifth bedroom. The first floor consists of three bedrooms, with a private en-suite, alongside the family bathroom. The master bedroom, with an additional en-suite, is located on the second floor. Outside, the property boasts a wooden outbuilding, ideal for additional storage, and a private rear garden, with patio, decking, and lawn areas, perfect for enjoying the summer months.

Located in the popular town of Bury, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools, including Bury Grammar School. Excellent transport links can be found from Bury Tram Stop, a variety of local bus routes, and quick access to the M66.

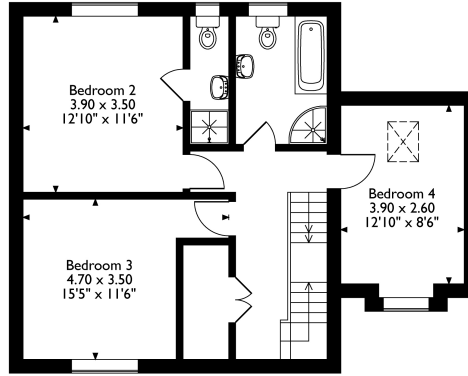
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



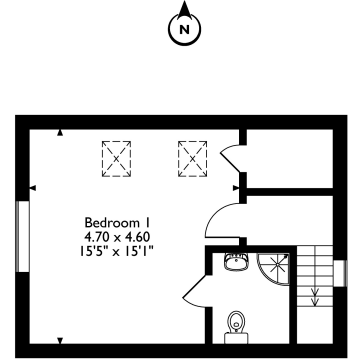
Brandlesholme Close, Bury
Approximate Gross Internal Area
164 Sq M/1765 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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