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Incorporating: Wright Dickson & Catlow, WDC Estates

## BRECON DRIVE, BURY, BL9 9LE



- **STYLISH SEMI DETACHED**
- **THREE BEDROOMS**
- **22FT LOUNGE DINER**
- **QUALITY FITTED KITCHEN**
- **MODERN FAMILY BATHROOM**
- **GCH AND D.GLAZED**
- **LANDSCAPED GARDENS**
- **OPEN REAR ASPECT**



**£144,950**

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**\*STYLISH SEMI DETACHED PROPERTY\*OPEN REAR ASPECT\*QUALITY FITTED KITCHEN\*SPACIOUS DUAL ASPECT LOUNGE DINER\*** Located in a small cul de sac in a popular and established residential area within half a mile of Bury town centre therefore well placed for the extensive range of shops, leisure and transport facilities in the town and well placed for local schools. The property is fully double glazed and gas centrally heated and has accommodation comprising; ENTRANCE HALL, 23FT LOUNGE DINER, QUALITY FITTED KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM WITH THREE PIECE SUITE. EXTERNALLY ARE ATTRACTIVELY LANDSCAPED FRONT AND REAR GARDENS. Viewing is highly recommended.

**Directions BL9 9LE**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Front elevation entrance door and window, laminate flooring, radiator.

**Lounge/Diner** 22' 6"(Into Bay) x 10' 8" (6.85m x 3.25m) Large double aspect room with front elevation bay window, french doors at the rear onto the garden, mounted flueless living flame gas fire, radiators.

**Kitchen** 10' 5" x 5' 5" (3.17m x 1.65m) Modern well appointed kitchen with a range of high gloss style wall and base cupboards with contrasting worktops, integrated hob and oven, cooker hood, dishwasher, fridge/freezer, plumbed for washing machine, inset sink with mixer tap, complementary tiling, rear elevation window and entrance door.

**First Floor Landing** Balustraded stairs, loft access, side elevation window.

**Master bedroom** 11' 0" x 10' 10" (3.35m x 3.30m) Rear elevation window, fitted wardrobes, radiator.

**Bedroom 2** 9' 10" x 9' 9" (2.99m x 2.97m) Plus doorway area. Front elevation window, radiator, fitted wardrobes.

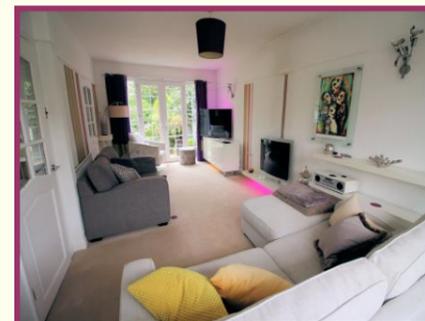
**Bedroom 3** 6' 9" x 6' 5" (2.06m x 1.95m) Front elevation window, radiator.

**Bathroom** Suite comprising; panelled bath with mixer shower over, pedestal wash basin and a wc. Chrome mixer tap to bath and sink, radiator, wall tiling, side elevation window.

**Externally** Enclosed front garden with block paving, boundary walling, wrought iron entrance gate and railings. Block paved side footpath to beautiful, well stocked rear garden with indian stone patio, lawn, shed and open aspect overlooking field to rear.

**Price** £144,950

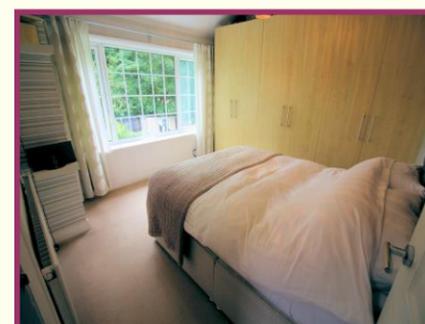
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**LOUNGE**



**KITCHEN**



**BEDROOM 1**



**LANDING**



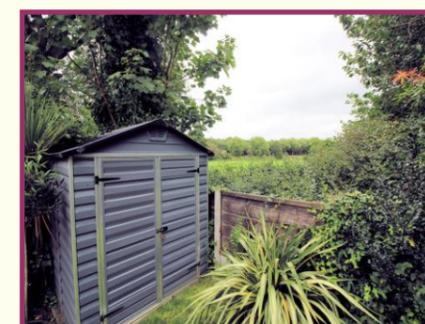
**BEDROOM 2**



**BATHROOM**



**GARDEN**



**ASPECT**