£435,000
Freehold
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Oakham Close, Brandlesholme, Bury, Lancashire BL8 1XJ

Features

- A Beautiful Four Bedroom Detached Family Home
- Entrance Hallway & Downstairs WC
- Spacious Lounge with Bay Window
- Sitting Room and Dining Room
- Modern Kitted Kitchen
- Four Good sized Bedrooms
- Freehold Property
- Modern En-Suite Shower Room & Family Bathroom
- Single garage with concrete paved driveway for several cars
- Quiet Cul-De -Sac Location on a Desirable Residential Estate
- Well Maintained Rear Garden with Farmland Views
- Viewing Is Highly Recommenced

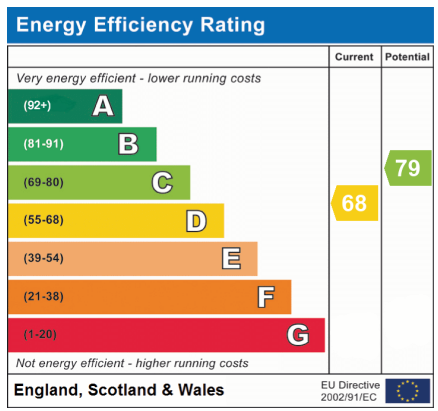
Summary of Property

** SUPERB FARMLAND REAR VIEWS ** QUIET CUL-DE-SAC LOCATION ** THREE RECEPTION ROOMS & MODERN KITCHEN ** EN-SUITE SHOWER ROOM ** MUST SEE! ** Enjoying stunning rural views to the rear, this beautifully maintained four-bedroom detached family home is situated within a peaceful cul-de-sac in the highly sought-after area of Brandlesholme, Bury. Occupying a desirable position on Oakham Close, the property offers spacious and versatile accommodation throughout, making it an ideal choice for growing families. The accommodation briefly comprises an inviting entrance hallway, a convenient ground-floor WC, a generous lounge featuring an attractive fireplace, a spacious dining room ideal for family gatherings and entertaining, a separate sitting room, and a modern fitted kitchen with ample storage and workspace. To the first floor, there are four well-proportioned bedrooms, all offering comfortable living space. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish three-piece family bathroom. Externally, the property continues to impress with a private and beautifully maintained rear garden, backing onto open farmland and enjoying picturesque countryside views. The garden features a paved patio area, providing the perfect setting for outdoor dining, relaxation, and entertaining guests. To the front, a substantial concrete driveway provides ample off-road parking and leads to an attached garage, offering additional storage and secure parking. Ideally located within easy reach of local amenities and just a short walk from The Burrs Country Park, this exceptional home combines peaceful surroundings with excellent convenience. Offering generous living accommodation, attractive outdoor space, and breathtaking rear views, this property represents a fantastic opportunity for prospective buyers. Early viewing is highly recommended and is strictly by appointment through our Ramsbottom office.

Tenure: Freehold

Local Authority/Council Tax: Bury Council: D Annual Amount: £2555.15 Approx.

Flood Risk: Very Low



Local Authority

Bury Council
Band D
Tax Band Amount: £2555.15

Room Descriptions

Ground Floor

Entrance Hallway
A composite double glazed front door, radiator, ceiling coving, ceiling point and stairs leading to the first floor landing.

Guest WC
A modern two piece white suite comprising of a low-level WC, wash hand basin with storage cupboard underneath, radiator, part tiled wall, alarm pad, ceiling point and UPVC double glazed front window.

Lounge
UPVC double glazed bay fronted window, coal effect gas fire with feature limestone surround, radiator, ceiling coving, and ceiling points.

Dining Room
UPVC double glazed sliding patio door, radiator, ceiling coving and ceiling point.

Sitting Room
UPVC double glazed rear window and back door, radiator, ceiling coving and ceiling point.

Kitchen
A modern range of wall and base units with complimentary work surface, 1 1/2 bowl sink unit with drainer, four ring gas hob with extractor unit above, double electric oven, integrated fridge, freezer washing machine and dishwasher, part tiled walls, radiator, under the stairs storage cupboard, ceiling spotlights and UPVC double glazed rear window.

First Floor

Landing
UPVC double glazed side window, loft access, ceiling coving, storage cupboard and ceiling point.

Bedroom One
UPVC double glazed front window, fitted wardrobes and units, radiator and ceiling spotlights.

En-Suite Shower Room
A modern three-piece white suite comprising of a large walk-in shower unit, low level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, part tiled walls, ceiling spotlights and UPVC double glazed side window.

Bedroom Two
UPVC double glazed rear window, radiator, fitted wardrobes and units, ceiling coving and ceiling point.

Bedroom Three
UPVC double glazed rear window, radiator, ceiling coving and ceiling point.

Bedroom Four
UPVC double glazed front window, radiator and ceiling point.

Family Bathroom
A modern three-piece white suite comprising of a panel bath with mixer tap shower above with glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, chrome towel radiator, fully tiled walls ceiling spotlight and UPVC double glazed side window.

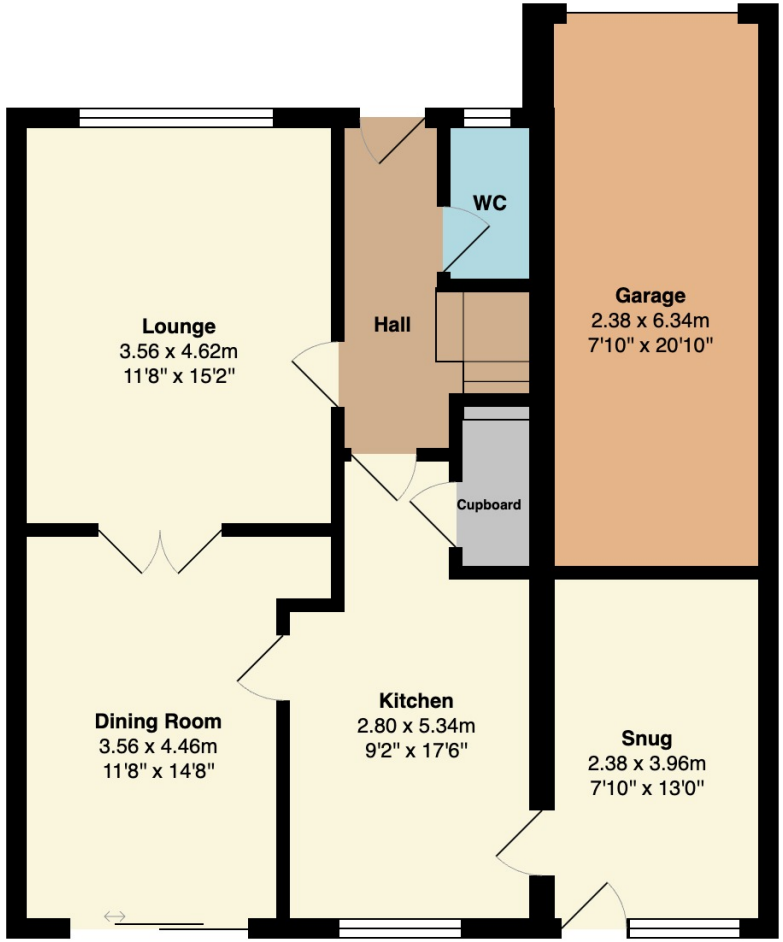
Outside

Garage
Manual up and over door, power points and ceiling point. Boiler.

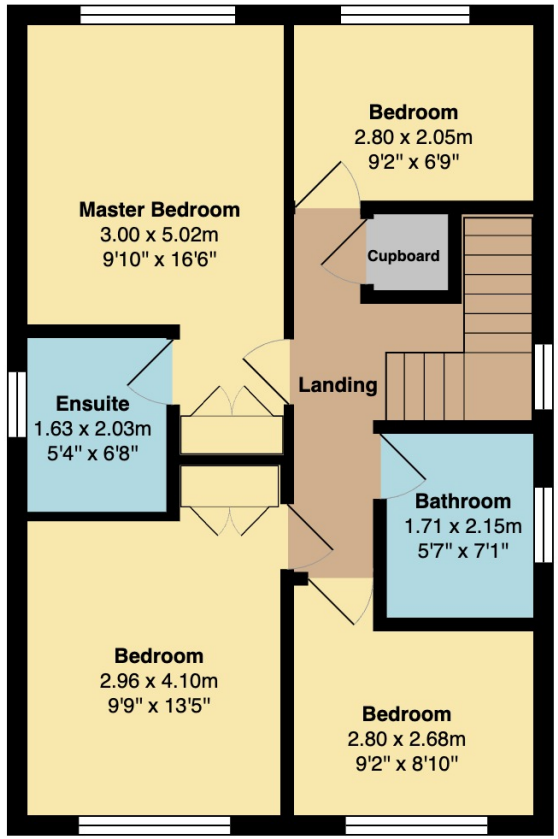
Parking & Gardens
Front: Large concrete driveway for ample off road parking.

Rear: A large flagged paved patio area, well maintained lawn area, low maintenance pebble boards with shrubs, external power points, fence panel surround and gated access to the side. Views to the rear.

Floorplan



Ground Floor
Area: 82.0 m² ... 883 ft²



First Floor
Area: 54.7 m² ... 589 ft²

Total Area: 136.7 m² ... 1472 ft²

General Disclaimer
Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements
All measurements quoted are approximate.

Fixtures, Fittings & Appliances
The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.

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