



*Broadbent Drive*

Bury

**Miller Metcalfe**  
*Every step of the way*

# Broadbent Drive

Bury

Semi Detached



4



1

EPC Rating - To be confirmed

**\*\* LARGE PLOT WITH GREAT VIEWS \*\* 3/4 BEDROOMS WITH TONS OF INTERNAL SPACE PERFECT FOR A FAMILY \*\***

We are so excited to welcome to the market this hugely impressive semi-detached family home which has got so much going for it! Flowing elegantly with neutral and sophisticated decor, the property is ready to move in and enjoy from day one.

With incredibly versatile accommodation offering an abundance of living space, the property has four large bedrooms with three downstairs and another on the first floor. One of the bedrooms is currently used as an office but would make a comfortable bedroom if required. Furthermore, there's two reception rooms perfect for separate living and dining spaces plus a modern kitchen area. For further convenience, the property benefits from a large garage, family bathroom and a separate WC.

The property sits on a commanding and envious plot with off road parking to front and to the rear you'll discover a well kept garden which is incredibly private and not overlooked. We think the property will appeal to a number of different buyers. It would make a smart purchase for someone looking to downsize without compromising on space with one-level living. Alternatively, the amount of living space on offer would surely be perfect for a family to grow into and enjoy for years to come. The property also has genuine potential to be modified further and extended subject to the necessary planning and building regulations.

In brief, the accommodation comprises of; entrance door leading to a bright and airy hallway. Take a left and you'll find two bedrooms at the front of the property with one currently being used as an office. Adjacent is a spacious reception room currently used as a lounge and benefits from a lovely outlook to the rear. Moving through the ground floor there's a shower room, separate WC, a fitted kitchen area with a combination of base and eye level fitted units. This flows elegantly into a dining room which is perfect if you host regularly. The dining room provides access to another double bedroom at the rear. Take the stairs to the first floor and you'll find another bedroom with an amazing view to the rear. There's an adjacent storage space next to the bedroom which could perhaps be transformed into a dressing room or en-suite subject to planning and building permissions.





TENURE  
Leasehold  
999 years from 1888

LOCAL AUTHORITY  
Bury Council  
Band B  
Annual Price: £1612

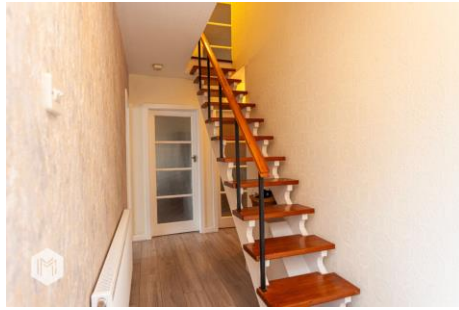
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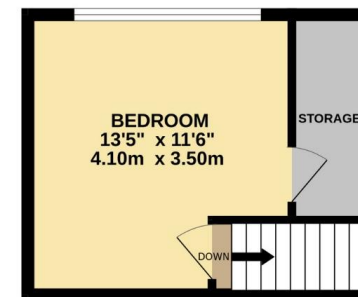
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GROUND FLOOR  
1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 1594 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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