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ferrier®



6 OAKLANDS CLOSE
Bury, BL9 5FU
£509,750

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Property at a glance

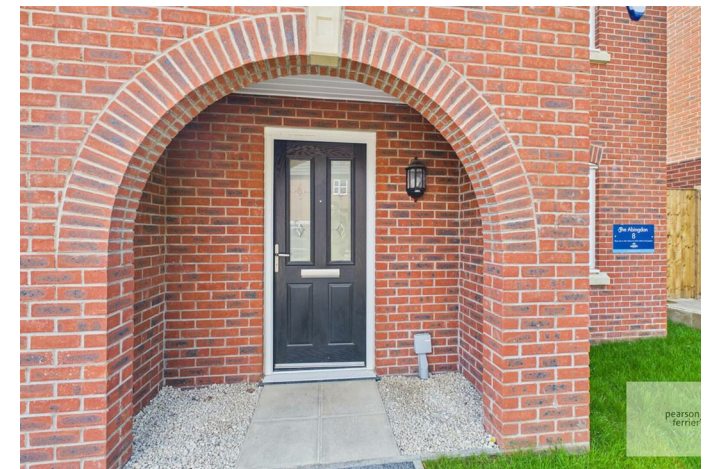
- BRAND NEW FREEHOLD DETACHED PROPERTY
- CONSTRUCTED BY MORRIS HOMES 2026
- FOUR GOOD SIZED BEDROOMS (MAIN FITTED & ENSUITE)
- 10 YEAR LABC WARRANTY
- DINING KITCHEN WITH NEFF APPLIANCES
- SEPARATE UTILITY ROOM
- PHOTOVOLTAIC PANELS + EV CHARGING POINT
- GARDENS FRONT & REAR
- PART EXCHANGE AVAILBLE

****PART EXCHANGE CONSIDERED****

A brand new Morris Homes detached FREEHOLD property being one of their Abingdon range, located on Oaklands Close, just off Springside Road in Walmersley, on the fringe of open countryside and yet within 1 mile of both Bury town centre and the nearest motorway junction. The property is complete with carpets in the lounge, stairs, landing & bedrooms and vinyl floorings elsewhere, gas combination heating, thermally efficient Upvc windows, roof mounted photovoltaic panels, EV charging point, wastewater heat recovery system in the ensuite shower, burglar alarm, wardrobes to bedroom one, energy efficient lighting and landscaped gardens to the front and rear.

The accommodation briefly comprises: storm porch, inner hall, guest cloakroom/w.c., lounge, dining kitchen with Neff appliances and bi-folding doors onto the rear gardens, utility room, first floor landing, four good sized bedrooms (the master with ensuite) and principal family bathroom. To the outside there are gardens to the front and rear with a driveway leading to the attached single garage with up and over door.

Tenure - Freehold
EPC Rating A
Council Tax Banding - D







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

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

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