



80 GREENHILL ROAD
Bury, BL8 2HT
Offers Over £300,000

80 GREENHILL ROAD

Property at a glance

- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- SEDDONS FARM ESTATE
- CONVENIENT LOCATION
- OFF ROAD PARKING

Immaculately presented two double bedroom detached true bungalow located on the ever popular Seddons Farm estate in between Ainsworth & Bolton Road. The location offers excellent access and transport links to Bury & Bolton town centres, with numerous local schools, heath centre and handy parade of shops being literally on your door step. The property really must be viewed to appreciate the location and and internal condition. In Brief the property comprises of; Entrance vestibule, L-shaped lounge/diner, kitchen, two double bedrooms and contemporary shower room. There is also an additional utility area and workshop. The property also benefits from driveway providing off road parking and gardens to the front & rear.

Tenure - Leasehold - 999 years from 29 September 1962

Ground Rent £12 per annum

Council Tax Band - C

EPC - tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) 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			
(49-54) E			
(41-48) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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