



pearson
ferrier®



28 GAINSBOROUGH ROAD
Bury, BL0 9XA
Offers Over £285,000

28 GAINSBOROUGH ROAD

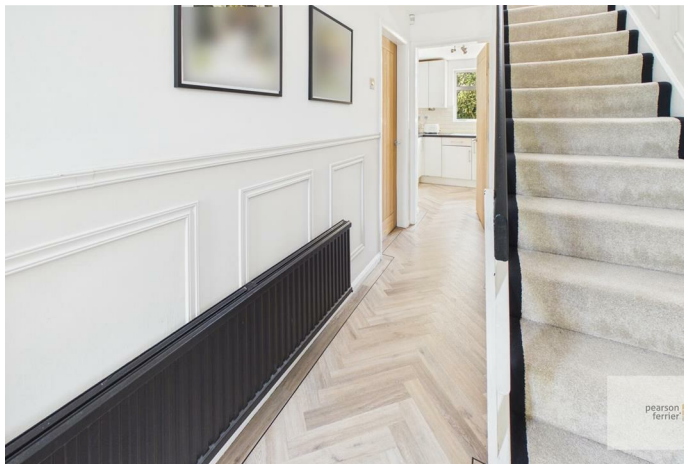
Property at a glance

- FREEHOLD SEMI-DETACHED
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- STUNNING CONDITION
- NO ONWARD CHAIN
- POPULAR HOLCOMBE BROOK AREA

Stunning FREEHOLD three bedroom, two reception room semi-detached property located in the ever popular Holcombe Brook area of Bury just off Longsight Road. The location offers excellent access & transport links to Bury & Ramsbottom centres, local shops and and Holcombe Brook primary schools (Ofsted Good) and Woodhey High School. The current owners have vastly improved the property under their ownership and really must be viewed to appreciate the internal condition. In brief the property comprises of, Entrance hall, lounge with media wall, kitchen, dining room/playroom, utility room and office/dressing room. to the first floor are three bedrooms (main bedroom fitted) and contemporary shower room. the property benefits from garden to the front & rear, driveway providing off road parking and is ideal for both first time buyers and growing families alike.

Tenure - Freehold
EPC - D
Council Tax Band - C







Approximate total area⁽¹⁾

75.3 m²

Reduced headroom

1.2 m²

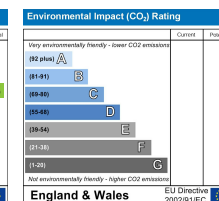
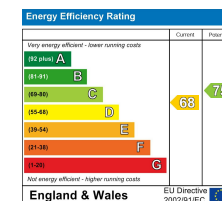
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bury Office
 435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
 Telephone: 0161 764 4440
 Fax: #
 Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson
ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.