



28 SIMS CLOSE
Bury, BL0 9NT
Offers Over £260,000



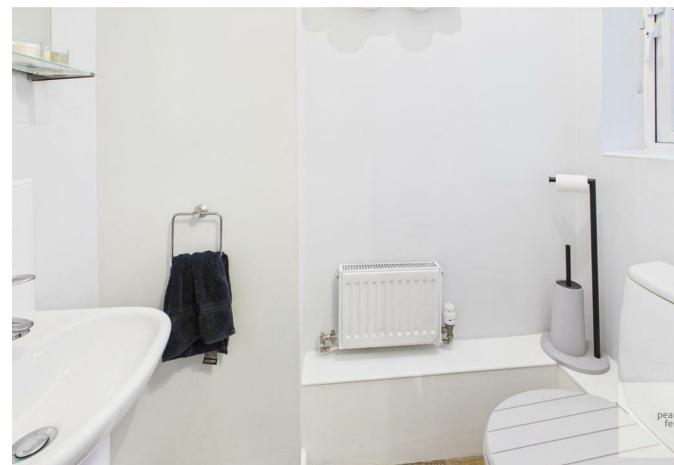
28 SIMS CLOSE

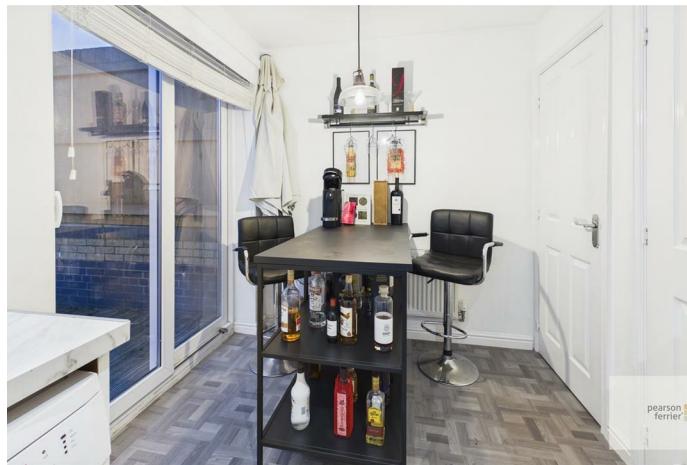
Property at a glance

- modern mid townhouse
- three bedrooms
- popular location
- well presented
- large gardens
- private parking

Sims Close, Ramsbottom is a smartly presented, three bedroom townhouse located on this popular modern development located within a short distance to the town centre and onward drive to the motorway network. The house benefits from PVC double glazing and is warmed by gas fired central heating (recently installed boiler) and has generously sized south westerly facing rear gardens. The accommodation briefly comprises; entrance porch with guests wc/cloaks, living room, fitted breakfast kitchen, first floor, three bedrooms and bathroom with shower. Outside there are two parking spaces and large rear garden with decked patio and long lawn.

Freehold Property/Council Tax Band B







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

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	
(81-91) B		75	
(70-80) C			
(55-69) 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			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

Ramsbottom Office
11 Bolton Street, Ramsbottom, BL0 9HU
Telephone: 01706 822630
Fax: #
Email: ramsbottom@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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.

**pearson
ferrier[®]**

