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97 LONGSIGHT ROAD  
Holcombe Brook, BL0 9TA  
£324,950

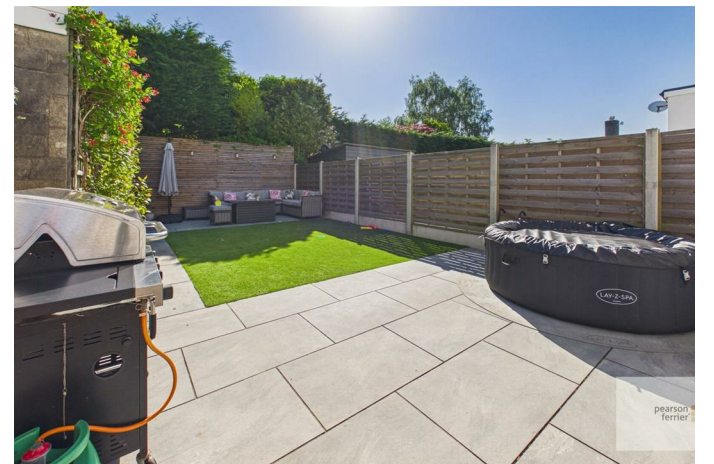
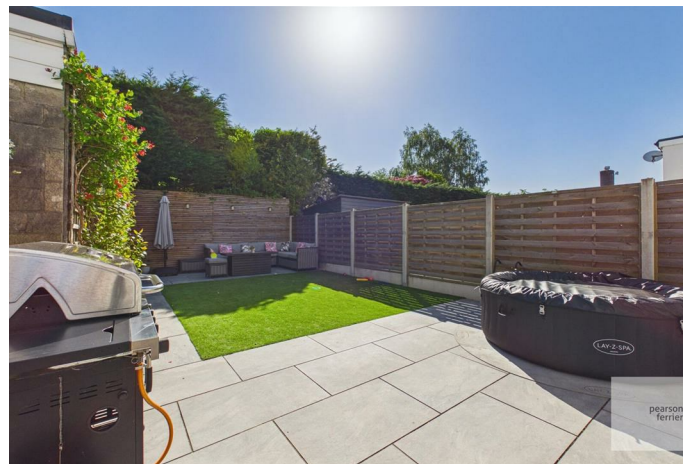
# 97 LONGSIGHT ROAD

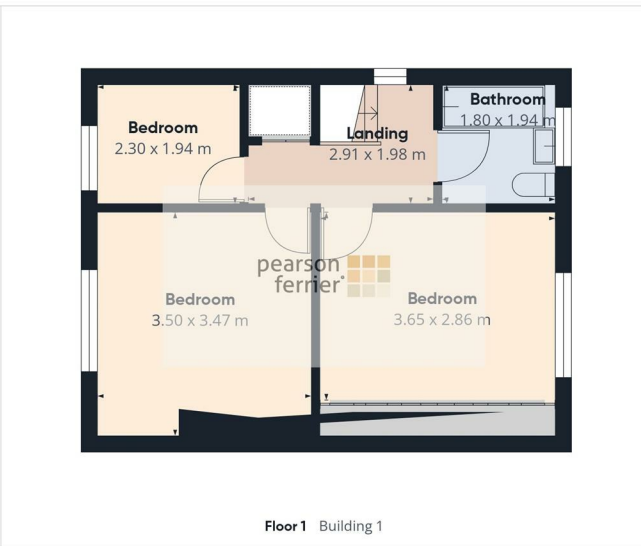
## Property at a glance

- traditional semi detached house
- three bedrooms
- superbly presented
- large family kitchen
- ample parking & gardens
- sought after location

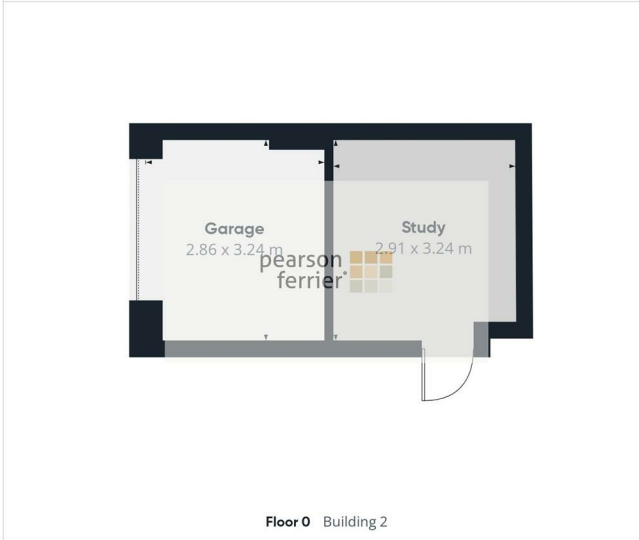
Longsight Road, Holcombe Brook is a superbly presented, traditionally built three bedroom semi detached house located in this highly regarded area within walking distance to a the highly sought after Holcombe Brook primary school and within easy reach of local amenities in Holcombe Brook centre and a short drive to Ramsbottom and Bury and onward to the motorway network. The house has been greatly improved by the present owners and has a stylish and contemporary interior and a superb family kitchen, ample parking and generously sized enclosed gardens. The house benefits from gas fired central heating and is PVC double glazed, the accommodation briefly comprises; entrance hall, living room, large family kitchen, first floor, three bedrooms and a bathroom. Outside there is a large pattern imprinted parking forecourt and side driveway leading to a detached garage which is part converted into storage and study and an enclosed garden with paved patio and astro turf lawn. Freehold Property/Council Tax Band D







Approximate total area<sup>(1)</sup>  
97.9 m<sup>2</sup>



(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
102 plus <sup>1</sup> A		102 plus <sup>1</sup> A	
81-101 B		81-101 B	
61-80 C		61-80 C	
41-60 D		41-60 D	
21-40 E		21-40 E	
1-20 F		1-20 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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