



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	86
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Hayling Close, Bury, BL8 1GS

### Offers Over £260,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with neutral decoration, modern fixtures and fittings and fantastic loft conversion, this enviable four bedroom townhouse property is being proudly welcomed to the market in the desirable location of Bury on a popular estate. With two bathrooms, open plan kitchen diner and low maintenance gardens, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rossendale, Manchester, Rochdale and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a WC and contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units and leads on to a spacious reception room. The reception room guides you through to an inner hallway which houses a staircase to the first floor and French doors out to the rear. The first floor comprises of doors on to three double bedrooms, family bathroom and staircase to the second floor. The main bedroom benefits from an en suite shower room. The second floor leads on to a fantastic fourth bedroom which has plumbing for an en suite if desired. Externally there is an enclosed, low maintenance garden to the rear with artificial lawn, decking and paving areas. To the front there is a stone chip driveway.

For further information or to arrange a viewing please contact our Bury team at your earliest convenience.



# Hayling Close, Bury, BL8 1GS

## Offers Over £260,000

**4****3****1****C**

- Tenure Freehold
  - Off Road Parking
  - Three Reception Rooms
  - Easy Access To Major Network Links
- Council Tax Band B
  - Townhouse Property
  - Ideal Family Home
- EPC Rating C
  - Four Bedrooms
  - Low Maintenance Rear Garden Space

### Ground Floor

#### Porch

5'8 x 3'9 (1.73m x 1.14m)

Composite double glazed entrance door, central heating radiator, tile effect lino flooring and doors to WC and kitchen/dining room.

#### WC

5'8 x 3'9 (1.73m x 1.14m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC with vanity top wash basin with mixer tap, tiled effect lino.

#### Kitchen Diner

14'6 x 10'3 (4.42m x 3.12m)

UPVC double glazed window, central heating radiator, a range of white gloss wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout spring mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, integrated breakfast bar, coving, spotlights, under stairs storage cupboard, wood effect lino flooring, door to the reception room.

#### Reception Room

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window, central heating radiator, coving, television point, door to the inner hallway.

#### Inner Hallway

6'5 x 6 (1.96m x 1.83m)

Central heating radiator, smoke alarm, UPVC double glazed French doors to the rear, staircase to the first floor.

### First Floor

#### Landing

15'3 x 11'5 (4.65m x 3.48m)

Central heating radiator, smoke alarm, over stairs storage cupboard, doors to three bedrooms, bathroom and staircase to the second floor.

#### Bedroom One

11'11 x 11'4 (3.63m x 3.45m)

UPVC double glazed window, central heating radiator, fitted wardrobes, television point, door to the en suite.

#### En Suite

6'8 x 5'7 (2.03m x 1.70m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a electric feed shower enclosure, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, extractor fan, spotlights, lino flooring.

#### Bedroom Two

16 x 7'6 (4.88m x 2.29m)

Two UPVC double glazed windows, central heating radiator, television point, loft access.

### Bedroom Three

10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed window, central heating radiator, smoke alarm, television point.

### Bathroom

7'6 x 6 (2.29m x 1.83m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, P shaped panelled bath with mixer tap and rinse head, tiled elevations, extractor fan, lino flooring.

### Second Floor

#### Landing

6'8 x 4'6 (2.03m x 1.37m)

Door to bedroom four.

#### Bedroom Four

18'11 x 14'1 (5.77m x 4.29m)

Two Velux windows, UPVC double glazed window, central heating radiator, spotlights, smoke alarm.

### External

#### Front

Stone chip driveway.

#### Rear

Enclosed garden with artificial lawn, decking and paving areas.

