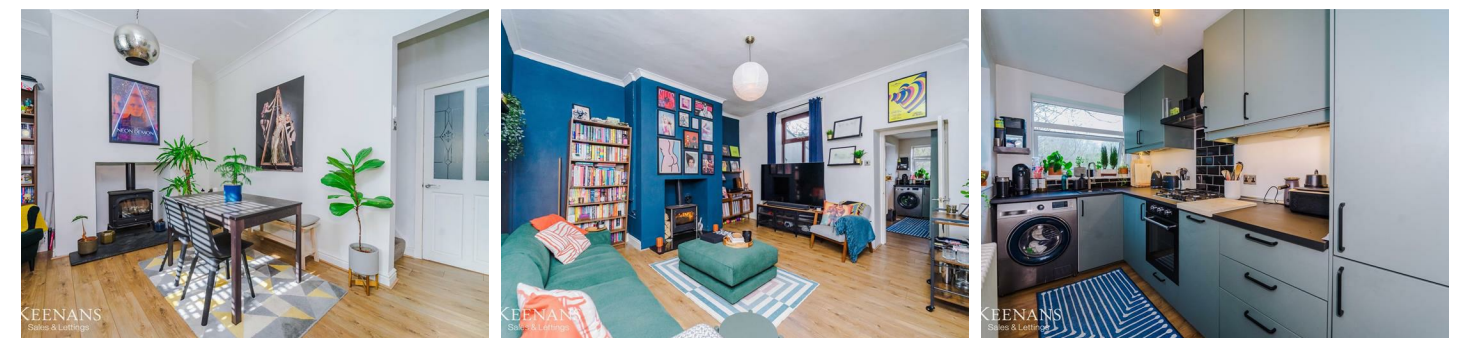




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	75
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Holcombe Road, Bury, BL8 4AR

Offers Over £190,000

A STYLISH MID TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this exceptional two double bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Tottington. Not overlooked from both the front and the rear, two living rooms and having been fully updated throughout, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rossendale, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts a stunning cast iron multi fuel burner and leads through to a second reception room. The second reception room guides you through to a contemporary fitted kitchen and also benefits from a multi fuel burner. The first floor comprises of doors on to two double bedrooms and a family bathroom. Externally there is a communal yard with access to a communal garden.

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

Holcombe Road, Bury, BL8 4AR

Offers Over £190,000

 **2**  **1**  **2**  **D**

- Terraced Property
 - Fitted Kitchen With Appliances
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Communal Yard
 - Council Tax Band: B

Ground Floor

Vestibule

3'9 x 3'4 (1.14m x 1.02m)
Composite double glazed frosted leaded entrance door, coving, wood effect laminate floor, hardwood single glazed frosted leaded stained glass door to reception room one.

Reception Room One

14'5 x 11'10 (4.39m x 3.61m)
UPVC double glazed window, central heating radiator, coving, cast iron multi fuel stove, slate heath and surround, wood effect laminate floor and open access to inner hall.

Inner Hall

4'4 x 2'5 (1.32m x 0.74m)
Coving, wood effect laminate floor, stairs to first floor and hardwood single glazed frosted door to reception room two.

Reception Room Two

14'5 x 14'6 (4.39m x 4.42m)
UPVC double glazed window, central heating radiator, coving, cast iron multi fuel stove, granite hearth, under stairs storage, TV point, wood effect laminate floor and door to kitchen.

Kitchen

12' x 5'7 (3.66m x 1.70m)
Two UPVC double glazed windows, central heating radiator, wall and base units, granite effect worktops, tiled splash back, composite sink with mixer tap, integrated electric oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, under unit lighting, wood effect laminate floor and UPVC double glazed frosted door to rear.

First Floor

Landing

7'10 x 5'3 (2.39m x 1.60m)
Smoke alarm, coving, storage and doors to two bedrooms and bathroom.

Bedroom One

14'5 x 12' (4.39m x 3.66m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

17'2 x 8'4 (5.23m x 2.54m)
UPVC double glazed window, central heating radiator, coving and loft access.

Bathroom

9'2 x 7'7 (2.79m x 2.31m)
UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, pedestal wash basin with rainfall mixer tap, L shaped panel bath with waterfall mixer tap and electric feed shower over, tiled elevation and tiled floor.

External

Rear

Communal yard.



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