

Harrison



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28 HANDLEY STREET FISHPOOL BURY BL9 9HY

£109,950

- EXTENDED GARDEN TERRACE HOUSE
- DECEPTIVELY SPACIOUS PROPERTY
- FITTED KITCHEN, CONSERVATORY
- GAS CENTRAL HEATING, D/GLAZING
- 3 DOUBLE BEDROOMS
- LOUNGE, SEPARATE DINING ROOM
- CONTEMPORARY WHITE BATHROOM
- NEATLY PRESENTED, VIEWING REC

10 Bolton Street Bury Lancashire BL9 0LQ



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GROUND FLOOR

VESTIBULE	uPVC double glazed entrance door with coloured inlay.
LOUNGE	14'9" x 13' uPVC double glazed window with coloured leaded light, wood/tiled fireplace, radiator.
DINING ROOM	14'7" x 11'6" uPVC double glazed, double radiator.
CONSERVATORY	9' x 7' uPVC double glazed windows, ceramic tiled floor, radiator.
KITCHEN	13'5" x 6'8" uPVC double glazed window, uPVC door, range of fitted wall and base units, worktops, inset sink unit, plumbing for automatic washing machine, ceramic tiled floor, radiator.

FIRST FLOOR

LANDING	uPVC double glazed, loft access, concealed staircase to loft bedroom.
BEDROOM	10'9" x 9'10" uPVC double glazed window with coloured leaded light, radiator.
BEDROOM	11'7" x 7'3" uPVC double glazed, radiator.
LOFT BEDROOM	14'9" x 13'10" 2 Velux skylights.
BATHROOM	uPVC double glazed, contemporary white 3 piece suite comprising bath with shower fitted over, shower screen, hand wash basin and w.c, part tiling, built in airing cupboard housing central heating boiler, chrome heated towel rail.

EXTERNALLY

GARDENS	Enclosed front garden and enclosed yard to the rear.
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LOCATION: From Gigg Lane, Bury turn left into Carlton Street and 2nd left into Handley Street.



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PICTURE PAGE





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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	71
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	66
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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