Harrison

1 STAINFORTH CLOSE LOWERCROFT BURY BL8 3DQ

£344,950 VIEWING HIGHLY RECOMMENDED

- FREEHOLD EXT DETACHED HOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- 4 BEDS, HALL, LOUNGE, DINING AREA
- STUDY/SITTING RM, REAR HALL, RECEP W.C.
- B/FAST KITCHEN, WHITE BATHROOM
- GARAGE, LAWN GDNS, WOODLAND ASPECT

Call 0161 797 8616 to view this property or visit harrison-estates.co.uk for more details

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GROUND FLOOR

PORCH	uPVC double glazed entrance door with matching port hole window.
LOUNGE	19’10” x 14’ (Max) Georgian uPVC double glazed bow window, feature natural Limestone fireplace with matching contemporary electric fire.
DINING AREA	10’4” x 9’5” Forming ‘L’ shape with lounge, Georgian uPVC double glazed patio doors to garden.
SITTING ROOM/ STUDY	9’10” x 9’10” Georgian uPVC double glazed patio doors to garden, natural wood fitted office furniture and cabinets.
BREAKFAST KITCHEN	14’9” x 9’7” 2 Georgian uPVC double glazed windows, comprehensive range of modern Oak fitted wall and base units with matching display cabinet, co-ordinated worktops with ceramic tiled surrounds, inset sink unit, integrated dishwasher, split level electric oven, gas hob, cooker hood, integrated fridge, wine rack, Amtico flooring.
RECEPTION W.C.	Georgian uPVC double glazed, 2 piece suite comprising vanity unit with bowl and w.c, part tiling, shaver point, Amtico flooring.
REAR HALL	Georgian uPVC double glazed entrance door, Amtico flooring, private access to garage.

FIRST FLOOR

LANDING	Built in storage cupboard, loft access with fold away ladder.
BEDROOM 1	12’2” x 12’ Georgian uPVC double glazed, range of modern fitted bedroom furniture comprising wardrobes, drawers, dresser, mirror and 2 bedside cabinets.
BEDROOM 2	11’10” x 11’2” Georgian uPVC double glazed, modern range of fitted bedroom furniture comprising wardrobes, drawers and 2 bedside cabinets, built in wardrobe.
BEDROOM 3	13’6” x 9’1” Georgian uPVC double glazed patio doors leading to veranda with wrought iron railings, 2nd Georgian uPVC double glazed window.
BEDROOM 4	8’10” x 7’7” Georgian uPVC double glazed, built in wardrobe.
BATHROOM	2 Georgian uPVC double glazed windows, white 4 piece suite comprising bath, shower cubicle, hand wash basin and w.c, co-ordinated ceramic tiling to walls and floor, chrome heated towel rail.
GARDENS	Lawn front garden with wooded aspect and fully enclosed lawn rear garden with complementary woodland aspect, spacious block paved patio, water feature, hose point and useful storeroom.

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GARAGE	Integral garage with electric up and over door, private entrance to rear, wall mounted central heating, plumbing for automatic washing machine, served by 5 car block paved drive.
LOCATION	From Lowercroft Road, Bury turn left into Slaidburn Drive, 1st left into Stainforth Close.

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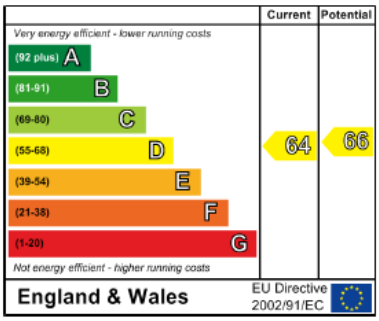
Energy Performance Certificate

1, Stainforth Close
BURY
BL8 3DQ

Dwelling type: Detached house
Date of assessment: 30 March 2012
Date of certificate: 30 March 2012
Reference number: 0597-2860-6179-9972-5251
Type of assessment: RdSAP, existing dwelling
Total floor area: 126 m²

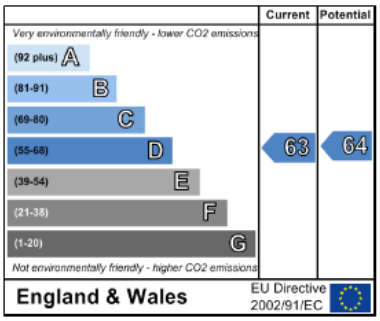
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	199 kWh/m² per year	190 kWh/m² per year
Carbon dioxide emissions	4.7 tonnes per year	4.6 tonnes per year
Lighting	£120 per year	£60 per year
Heating	£810 per year	£820 per year
Hot water	£91 per year	£91 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.