

# HARRISON

Est. 1987



## 96 LONGSIGHT ROAD HOLCOMBE BROOK BURY £379,950 REDUCED

**CHOICE LOCATION CLOSE TO AMPLE LOCAL AMENITIES**

**\*EXTENDED DETACHED BUNGALOW \*RECENTLY REFURBISHED \*4 BEDROOMS  
\*HALL \*LOUNGE \*SEPARATE DINING ROOM \*MODERN BREAKFAST KITCHEN  
\*ENSUITE BATHROOM \*SEPARATE FAMILY BATHROOM \*DOUBLE GARAGE  
\*SPACIOUS DRIVEWAY \*GARDENS/PATIOS \*NO CHAIN \*VIEWING RECOMMENDED**

# 96 LONGSIGHT ROAD HOLCOMBE BROOK BURY BL0 9SZ

## FIRST FLOOR

### ENTRANCE CANOPY

**HALL** uPVC double glazed entrance door and window, built in cloak cupboard.

**LOUNGE** **21'6" x 12'6"** uPVC double glazed window, double doors to dining room.

**DINING ROOM** **12' x 9'2"** uPVC double glazed window with window blind.

### BREAKFAST

**KITCHEN** **14'1" x 9'2"** uPVC double glazed window with blind, double glazed rear door, Newly installed range of fitted wall and base units with coordinating worktops and ceramic tiled surrounds, inset sink unit, split level oven and hob, cooker hood.

**INNER HALL** Stair case to first floor.

**BEDROOM 2** **13'2" x 9'9"** uPVC double glazed window with blind, built in wardrobe.

**BEDROOM 3** **12'7" x 10'9"** uPVC double glazed window with blind.

**BEDROOM 4** **7'10" x 6'6"** uPVC double glazed window with blind.

**BATHROOM** **12'5" x 8'** uPVC double glazed window with blind, white 4 piece suite comprising bath, wet room shower, hand wash basin and wc.

## FIRST FLOOR

**LANDING** uPVC double glazed window with blind

**BEDROOM 1** **12'8" x 12'** uPVC double glazed window with blind.

**BATHROOM** **15' x 7'5"** Double glazed skylight, white 4 piece suite comprising corner bath, shower cubicle, hand wash basin and wc, 2 eaves storage areas.

## EXTERNALLY

**GARDENS** Rear garden with paved and decked patio areas.

**DOUBLE GARAGE** Attached with up and over door.

**PARKING** Spacious paved driveway.

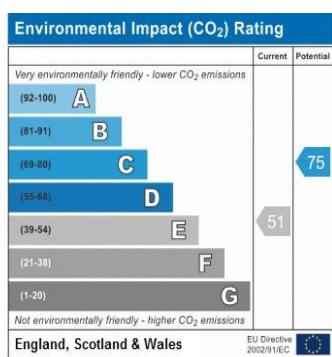
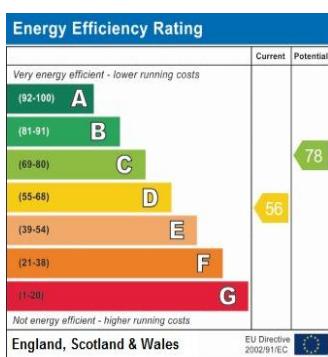
**LOCATION** The property can be approached from Longsight Road.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a Structural survey and the services, appliances and specific fittings have not been tested by Harrison Estate Agents. All photographs, measurements, floor plans and any distances referred to are offered as guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All legalities relating to any purchase should be checked and confirmed by your Solicitor prior to exchange of contracts.

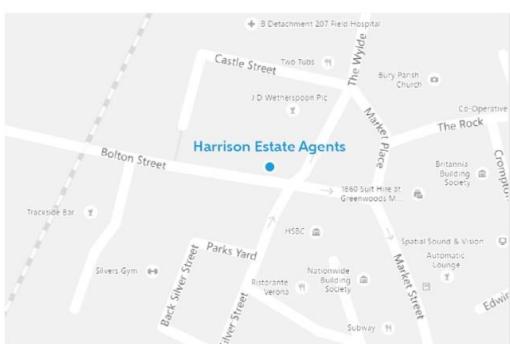
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