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2 HAYLING CLOSE
Bury, BL8 1GS
Offers Over £225,000

2 HAYLING CLOSE

Property at a glance

- IMMACULATLEY PRESENTED SEMI-DETACHED
- TWO DOUBLE BEDROOMS (Formally a three bed)
- STUNNING INTERIOR
- BEAUTIFUL GARDEN TO THE REAR
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY

Immaculately presented two double bedroom semi-detached property (formally a three bed) located in a convenient position just off Brandlesholme Road. This property has been vastly improved by the current owners and really has to be viewed to appreciate the vendors eye for detail and the quality of the finish and the fixtures and fittings installed. The location offers excellent access to Bury & Ramsbottom centres, with local shop, schools and amenities being close by and both Burrs Country Park and the Kirklees nature trail being only a short walk. In brief the property comprises of; entrance hall with guest w.c off, stunning lounge which opens into the kitchen/diner. To the first floor are two double bedrooms one with en-suite the other with a walk in wardrobe and contemporary family shower room. the property has a garden to the front and rear which also has double gates giving access to off road parking.

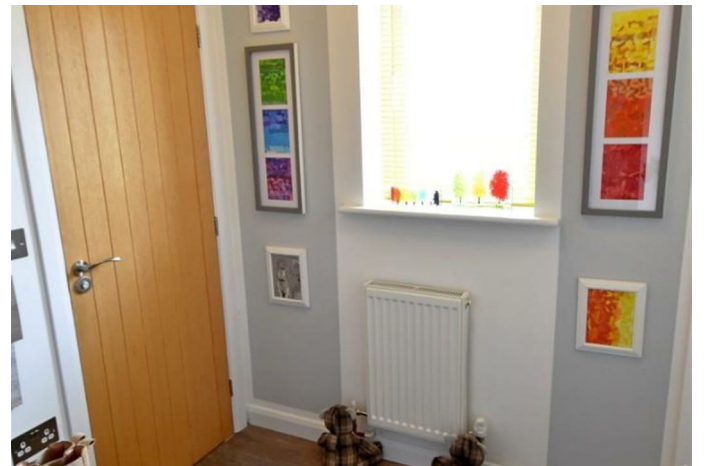
Leasehold - 998 years from 1998

Ground Rent £125

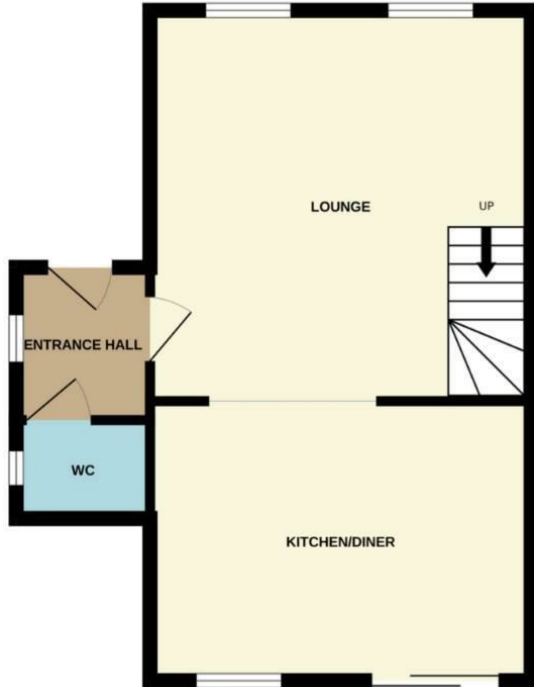
EPC-C

Council Tax Band - B





GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(12 plus) A			(12 plus) A		
(11-11) B			(11-11) B		
(10-10) C			(10-10) C		
(9-9) D			(9-9) D		
(8-8) E			(8-8) E		
(7-7) F			(7-7) F		
(6-6) G			(6-6) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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