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35 HOLTHOUSE ROAD
Bury, BL8 3JP
Offers In The Region Of £255,000

35 HOLTHOUSE ROAD

Property at a glance

- semi-detached family home
- two generous sized bedrooms plus loft room
- highly sought after residential location
- PVC double glazing & GCH system
- modern high gloss fitted kitchen with integrated appliances
- PVC double glazed conservatory spanning the full width of the house
- modern family bathroom
- block paved driveway providing ample off road parking for three cars
- low maintenance private rear garden
- open views overlooking Holcombe Tower and surrounding countryside, conveniently placed for easy access to all local amenities, viewing a must!!!

Pearson Ferrier are delighted to bring to the market this neatly presented semi-detached family home, perfectly positioned in one of Tottington's most sought-after residential locations.

The property offers generous and versatile living space, featuring two well-proportioned bedrooms plus a loft room with open views of Holcombe Tower and the surrounding countryside. The home is finished with PVC double glazing and a gas central heating system.

At the heart of the property sits a modern high gloss fitted kitchen with integrated appliances, seamlessly connecting to a full-width PVC double glazed conservatory that floods the home with natural light and creates the perfect space for dining or relaxing while overlooking the private low maintenance rear garden.

A stylish modern family bathroom completes the accommodation.

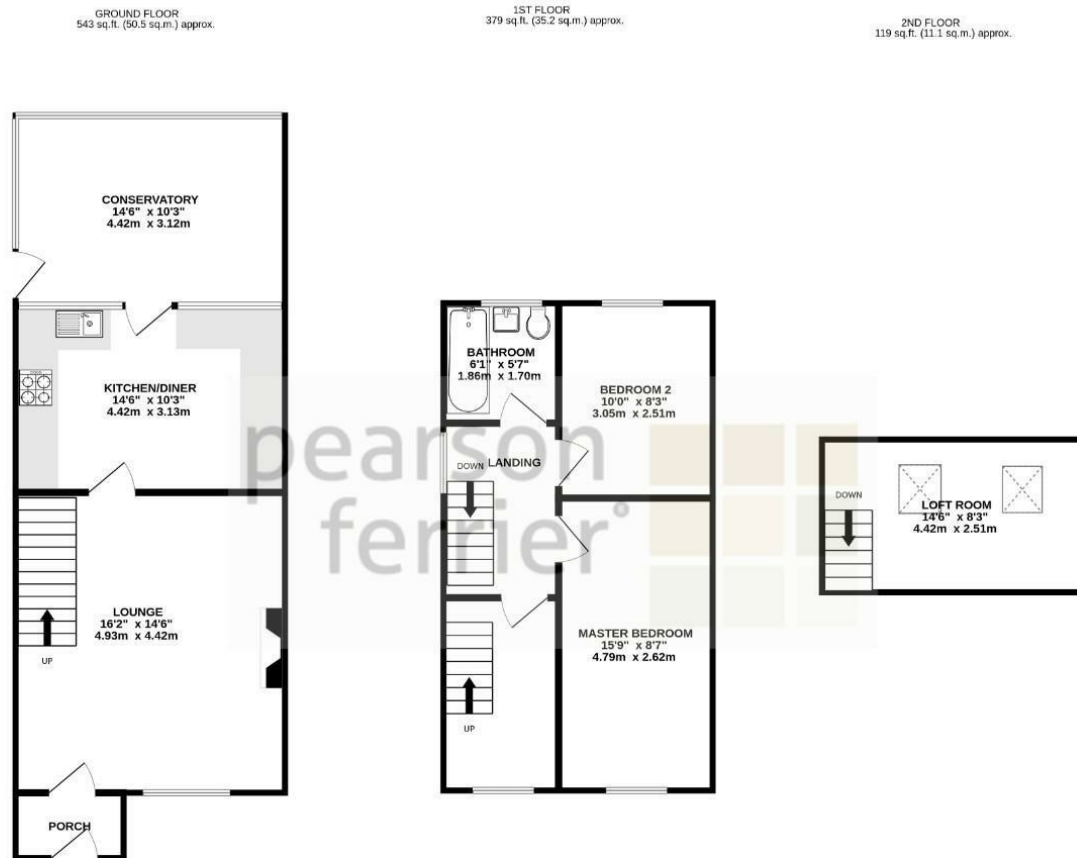
Externally, the home boasts a block-paved driveway with parking for up to three cars, together with a low-maintenance private rear garden.

Perfectly situated, the property is within easy reach of local schools, shops, and transport links, making it an ideal choice for first-time buyers, families, or downsizers alike.

Viewing is highly recommended to fully appreciate what this charming home has to offer!







TOTAL FLOOR AREA: 1042 sq.ft. (96.8 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		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
45-54 E			
35-44 F			
1-34 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
45-54 E			
35-44 F			
1-34 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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