



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	85
England & Wales	EU Directive 2002/91/EC	

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Hollins Square, Bury, BL9 8DH

Offers Over £400,000

A GORGEOUS FOUR BEDROOM FAMILY HOME ON AN EXCLUSIVE GATED COMMUNITY

Nestled in the charming Hollins Square, Bury, this stunning four-bedroom semi-detached townhouse is a true gem within an exclusive gated community. Boasting two reception rooms and two bathrooms, this property offers ample space for comfortable living.

The generous plot size provides low maintenance rear gardens, ideal for hosting gatherings with family and friends or enjoying summer barbecues in style. The property's layout is perfect for a young family looking to create lasting memories in a welcoming environment.

Conveniently located just a short drive away from Bury town centre, residents can easily access a variety of amenities, including shops, restaurants, and entertainment options. Additionally, the property's excellent connectivity to major commuter routes ensures that travel in and around the area is a breeze.

Don't miss out on the opportunity to own this beautiful townhouse in a sought-after location that perfectly combines comfort, style, and convenience.

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**4**

**2**

**2**

**C**

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home With Viewing Essential
- Council Tax Band E
 - Semi Detached Townhouse
 - Ready To Move Into
- EPC Rating C
 - Four Bedrooms
 - Enviaible Laid To Lawn Gardens To The Front And Rear Of Property

Ground Floor

Entrance

Secure vehicular and pedestrian gated entrance, composite door to hallway.

Entrance Hallway

13' x 7'4 (3.96m x 2.24m)

Central heating radiator, spotlights, smoke alarm, tiled flooring, stairs to first floor, doors to kitchen, WC and reception room two.

Reception Room Two

10'3 x 6'9 (3.12m x 2.06m)

UPVC double glazed window, central heating radiator and open to reception room one.

WC

6' x 3'5 (1.83m x 1.04m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan, part tiled elevation, tiled flooring and spotlights.

Kitchen

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, laminate work tops, oven with a four ring gas hob, extractor hood, stainless steel splashbacks, tiled splashbacks, integrated microwave, dish washer and fridge freezer, stainless steel sink and drainer with mixer tap, extractor fan, tiled flooring, spotlights and door to reception room one.

Reception Room One

16' x 11'6 (4.88m x 3.51m)

UPVC double glazed French doors to rear, central heating radiator, spotlights, television point and open access to reception room two.

First Floor

Landing

Central heating radiator, stairs to second floor, doors to office and two bedrooms.

Office/Bedroom Four

7'5 x 7'2 (2.26m x 2.18m)

Hard wood double glazed window, central heating radiator and vaulted ceiling.

Bedroom Two

13'5 x 11'7 (4.09m x 3.53m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'10 x 5' (1.78m x 1.52m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed rainfall shower with rinse head, tiled elevation, spotlights, tiled flooring and extractor fan.

Bedroom Three

11' x 10'6 (3.35m x 3.20m)

Hard wood double glazed window, central heating radiator, spotlights, wood effect flooring and fitted wardrobes.

Second Floor

Landing

Plumbing and space for a washing machine and dryer, door to dressing room and bathroom.

Bathroom

11' x 10'6 (3.35m x 3.20m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, bidet, direct feed shower enclosure, tiled panel bath with mixer tap, part tiled elevation, tiled effect flooring, central heating towel rail, extractor fan and spotlights.

Dressing Room

20'5 x 6'9 (6.22m x 2.06m)

Two Velux windows, spotlights and open to bedroom one.

Bedroom One

11'7 x 10'11 (3.53m x 3.33m)

Velux window, central heating radiator and under eave storage.

External

Front

Communal maintained laid to lawn gardens, bedding areas and allocated parking for two vehicles.

Rear

Paved patio enclosed area, artificial grass, bedding areas, space for a timber shed and paving to the side of property.

