

RESIDE
BOLTON



Plot 81 School Street
, Bury, BL9 6PB

Asking Price £274,950



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This 3 bedroom home is just made for modern living. Combining bright spaces with intuitive design, The Cornbrook ensures every inch of this new home seamlessly balances form and function.

The spacious hallway by the front door leads to a large living room, doubling as the perfect space for entertaining guests and relaxing. Through to the kitchen and dining area, French doors open up to the garden, ensuring a flow of fresh air and the perfect way to connect the divide between in and outdoor entertaining.

Upstairs, the first door you're met with leads through to the stunning master bedroom, with large windows to allow for maximum sunlight to fill the room. Two more spacious bedrooms and the family bathroom complete the first floor, with a large cupboard above the stairs to maximise storage solutions.

*Spec may vary by scheme variants. Please refer to the scheme brochure for exact dimensions. Please speak to a Sales Consultant for more information.

Roedeer Gardens

Roedeer Gardens features a selection of 81 stunning family homes in the historic town of Bury, with fantastic amenities, and excellent transport links across the country, Bury could be the place for you. Each home at Roedeer Gardens is made to suit stylish, modern lifestyles, while simultaneously meeting the needs of first-time buyers and growing families. With contemporary interiors built to our high standards, your move with Hive Homes is certain to be your best choice. Each home features its very own private garden, as well as a modern specification to ensure each home is held to the highest quality.





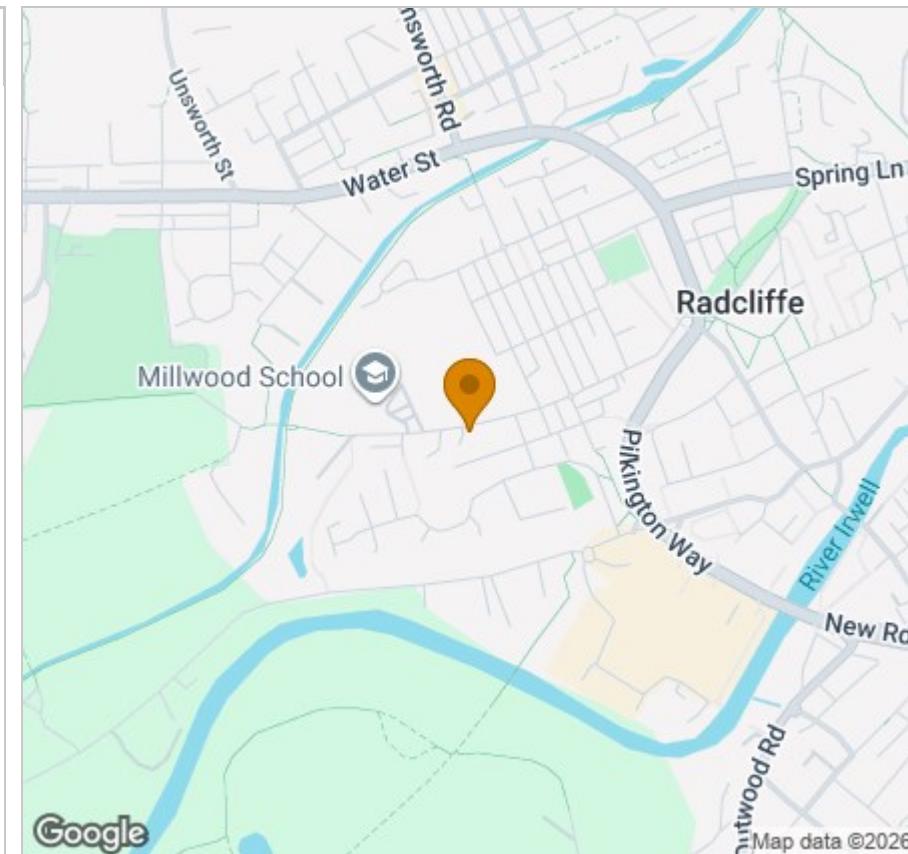
- Brand New Home
- Three Generous Bedrooms
- Sleek Open Plan Kitchen
- Downstairs WC
- French Double Doors
- Bright & Spacious Living Room
- Close To Excellent Transport Links
- 10 Year LABC New Homes Warranty
- Double Driveway
- EPC Rating TBC



Floor Plan



Area Map



Energy Efficiency Graph

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		
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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Reside Bolton Office on 0161 808 0408
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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