

Walshaw Brook Close, Bury, BL8

£400,000

Offers Over

Tenure: Freehold, **Bedrooms:** 4

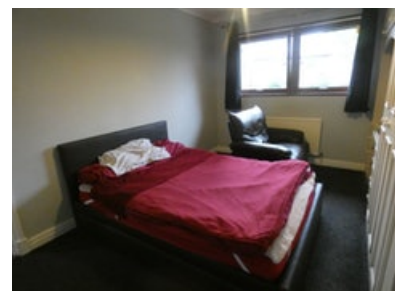
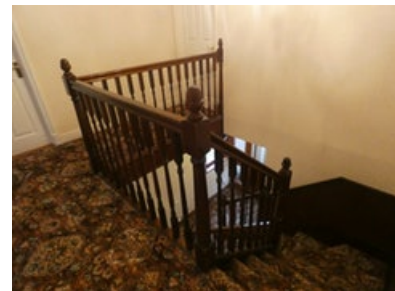
MUST SEE! No Chain! HouseSimple are delighted to offer to the market this fabulous four bedroom detached home situated within a sought after cul-de-sac in Bury. Boasting a PRIME POSITION within easy access for an array of local amenities, shops, public transport links and motorway network

Key features:

- Must See
- Fabulous Family Home
- Four Double Bedrooms
- Cul-De-Sac Location
- South-Facing Garden
- Four-Piece Luxury Bathroom Suite
- Garage
- Large Driveway
- No chain
- Recently reduced

Extra info:

- **Property Age:** 31 years
- **Council Tax:** Band F (£220.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Double Garage and Driveway



****CHAIN FREE ** RECENTLY REDUCED ** MOTIVATED VENDOR****

HouseSimple are delighted to offer to the market this fabulous executive four bedroom detached home situated within a sought after cul-de-sac in Bury.

Boasting a PRIME POSITION within easy access for an array of local amenities, shops, public transport links and motorway networks.

The internal accommodation comprises of; porch, welcoming entrance hall, WC, dining room, fitted kitchen, utility room, lounge, second reception room and conservatory. To the first floor there is a four piece bathroom suite with free standing bath tub and four double bedrooms with fitted wardrobes, the master room boasts an en-suite! Externally to the rear there is a south facing tiered garden, garage and a large driveway to

boasts an en-suite. Externally to the rear there is a south facing decked garden, garage and a large driveway to the front.

This home must be viewed to be fully appreciated so contact HouseSimple today on 0333 103 8390 to arrange your viewing before it is too late!

Rockdoor front entrance.

Large entrance hall, radiator, triple glazed window.

Guest W.C, radiator, triple glazed window, storage cupboard.

Dining room, radiator, laminate flooring, triple glazed window.

Sitting room, radiators, laminate flooring, triple glazed window.

Large main lounge, feature fireplace, radiators, double glazed French doors leading to conservatory.

Kitchen, radiator, electric oven with ceramic hob, extract hood, range of wall and floor cupboards, triple glazed window.

Utility room with fitted cupboards, radiator, composite door leading to rear garden.

First floor:

Master bedroom, fitted wardrobes and drawer units, radiator, triple glazed window, door leading to

4 piece en-suite bathroom with shower over bath.

Bedroom 2 with fitted wardrobes, radiator, triple glazed window.

Bedroom 3 with fitted wardrobes, radiator, triple glazed window.

Bedroom 4 with fitted wardrobes, radiator, triple glazed window.

Landing with ladder loft access.

Outside:

Double length garage with lights and power.

Large block paved driveway.

Lawned front garden.

Lawned rear garden with large patio area.

Floor plan:



Ground Floor

Floor area 108.0 sq. m. (1,163 sq. ft.) approx



First Floor

Floor area 83.0 sq. m. (893 sq. ft.) approx

Energy Performance Certificate:

Energy Performance Certificate

3, Walshaw Brook Close, BURY, BL8 3TB

Dwelling type: Detached house	Reference number: 8704-2114-9329-4696-1313
Date of assessment: 19 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 19 July 2019	Total floor area: 191 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,597
Over 3 years you could save	£ 252

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 327 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; display: inline-block;"> You could save £ 252 over 3 years </div>
Heating	£ 2,877 over 3 years	£ 2,625 over 3 years	
Hot Water	£ 393 over 3 years	£ 393 over 3 years	
Totals	£ 3,597	£ 3,345	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

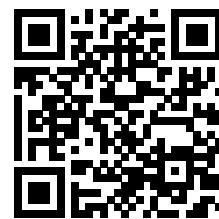
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 252
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 834

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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