

2 Bedroom Flat for Sale - £165,000

Nailers Green, Greenmount, Bury, Lancashire, BL8 4DN



KEY FEATURES

- FIRST FLOOR MODERN APARTMENT • TWO BEDROOMS • EN SUITE TO MAIN BEDROOM • MODERN KITCHEN WITH APPLIANCES • OPEN PLAN LIVING ACCOMODATION • BALCONY FROM LOUNGE AREA • PRIVATE RESERVED PARKING • GAS CENTRAL HEATING • SECURITY ENTRANCE • SOLD WITH NO ONWARD CHAIN

Description

**** A MODERN TWO BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT IN THE POPULAR NAILERS GREEN DEVELOPMENT ****

JH Sales and Lettings are delighted to offer for sale this first floor two bedroomed modern apartment that is offered with the benefit of vacant possession with no onward chain. The property is presented to a good standard throughout and internal viewing is recommended and invited

The property affords modern open plan living accommodation comprising of entrance hallway, open plan lounge/dining area, fully fitted modern kitchen with appliances, balcony overlooking communal gardens, two bedrooms with Juliette balcony and en suite shower room to the master and good size main bathroom. The property is located on a development which offers very well presented and tended communal garden areas, remote control security gates and reserved parking spaces with visitor spaces available.

Location

From our Tottington office, take a right hand turning into Holcombe Road. Proceed for approximately one mile taking a right hand turning into Brandlesholme Road immediately after the Bulls Head restaurant. The property is located after a short distance on the left hand side.

Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		84	87
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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		85	86
		EU Directive 2002/91/EC	



