



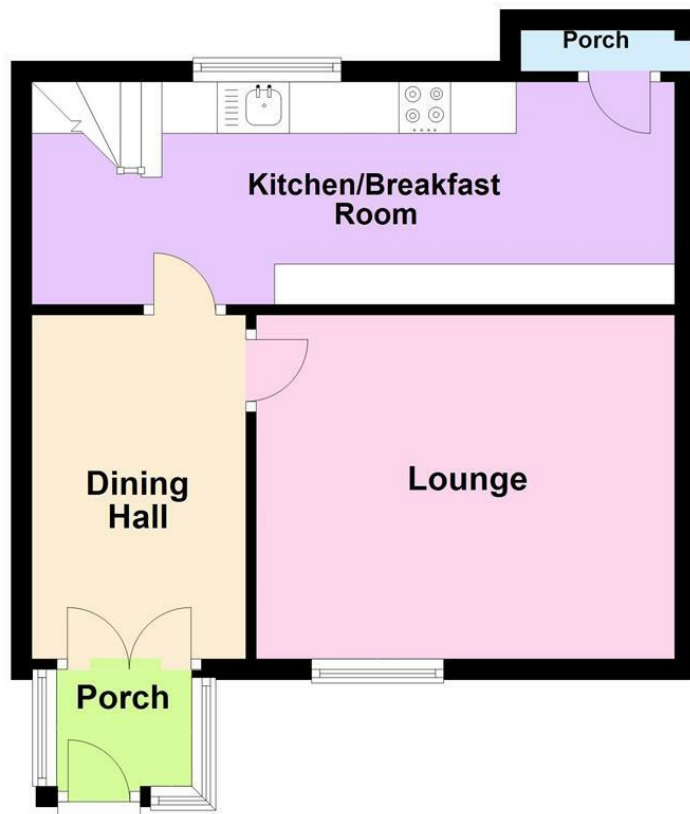
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**Ground Floor**



**First Floor**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
51	86		

Energy Efficiency Rating: 51 (Current), 86 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image).

**87 Helmshore Road**

Holcombe, Bury, BL8 4PB

**£900 Per month**



- Spacious & Characterful Cottage
- Entrance Porch Opens into Dining Hall
- Breath taking Views from the First Floor
- Ideal for a Professional Couple or Small Family
- Enviable Position with Stunning Views
- Lounge with Feature Cast Iron Fireplace
- Three Bedrooms, Fitted Robes to Two
- Early Enquiry Strongly Recommended

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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# 87 Helmshore Road

## Holcombe, Bury, BL8 4PB

**\*\*IDYLLIC POSITION WITH BREATH TAKING COUNTRY SIDE VIEWS\*\* DECEPTIVELY SPACIOUS THREE BEDROOM COTTAGE\*\* LONG TERM TENANT SOUGHT\*\*AVAILABLE FROM 1ST AUGUST**

A well appointed and beautifully positioned stone cottage with outstanding views ideal for a small family or couple who work from home. This deceptively spacious cottage lays out its accommodation over two storeys and benefits from being UPVC double glazed and gas centrally heated. Comprising in brief entrance porch, dining hall, lounge with uninterrupted and far reaching views, fitted kitchen and porch to the rear, master bedroom with an unrivalled view and fitted wardrobes, a second double bedroom with fitted robes, a third single ideal as an office or a nursery, and modern house bathroom fitted with a three piece suite.

### Entrance Porch

UPVC entrance door opens into the porch with tiled flooring, UPVC windows front and side with French doors opening into the dining hall.

### Dining Hall

10'5 x 6'9 (3.18m x 2.06m)

With coving, dado rail, radiator and power points.



### Lounge

13'3 x 10'9 (4.04m x 3.28m)

A spacious lounge with a front facing UPVC window offering a spectacular open countryside view, coving, dado rail, feature cast-iron fireplace with an open fire, radiator, TV point and power points.



### Alternate View



### Kitchen

21'0 x 7'0 (6.40m x 2.13m)

With a rear facing UPVC window, tiled flooring, radiator, power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in oven and hob at eye level, gas hob, plumbing for a washing machine, space for a fridge and freezer.

### Rear Porch

With UPVC double glazed windows and rear door, plumbed for a dishwasher.

### Landing

With power points, leading to bedrooms 1, 2 and 3 and bathroom.

### Bedroom One

13'4 x 10'9 (4.06m x 3.28m)

With a front facing UPVC window providing a stunning far reaching country side view, radiator, fitted wardrobes, drawer unit and power points.



### Bedroom Two

11'4 x 7'6 (3.45m x 2.29m)

With a rear facing UPVC window, radiator, fitted wardrobes, drawing table and chest of drawers, built in storage cupboard and power points.



### Bedroom Three

7'7 x 5'5 (2.31m x 1.65m)

With a front facing UPVC window providing a stunning view over Bury, fitted wardrobes, drawer unit and power points.

### Bathroom

7'4 x 4'1 (2.24m x 1.24m)

Fully tiled with a rear facing UPVC opaque window, tiled flooring, radiator and 3 piece bathroom suite comprising panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



### Rear

A small flagged area to the rear with bin storage. Communal entrance to the side.

### Views from the Front

