



78 WOOD STREET
Elton, BL8 2QU
£165,000

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Property at a glance

- TRADITIONAL MID TERRACED PROPERTY
- FREEHOLD
- POSITIONED IN AN ELEVATED POSITION
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- MAJORITY UPVC DOUBLE GLAZED
- GARDEN FORECOURT & REAR YARD

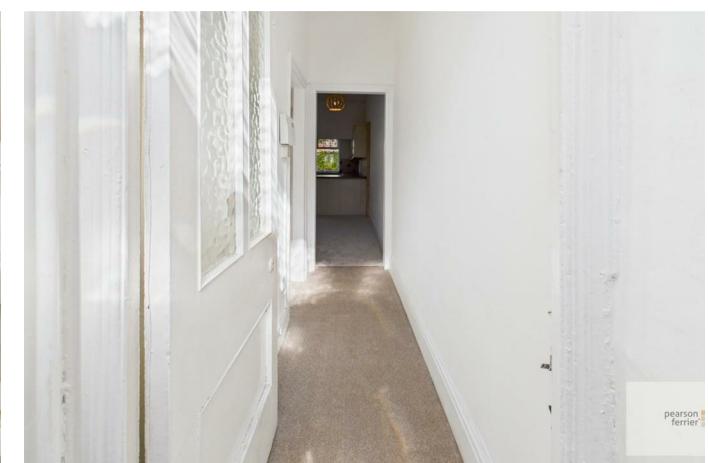
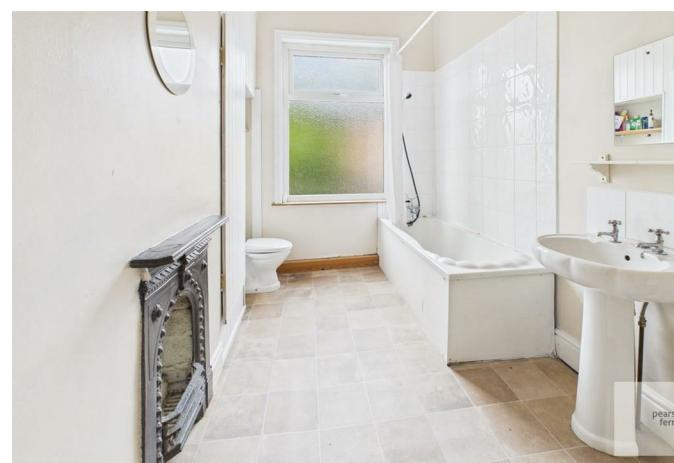
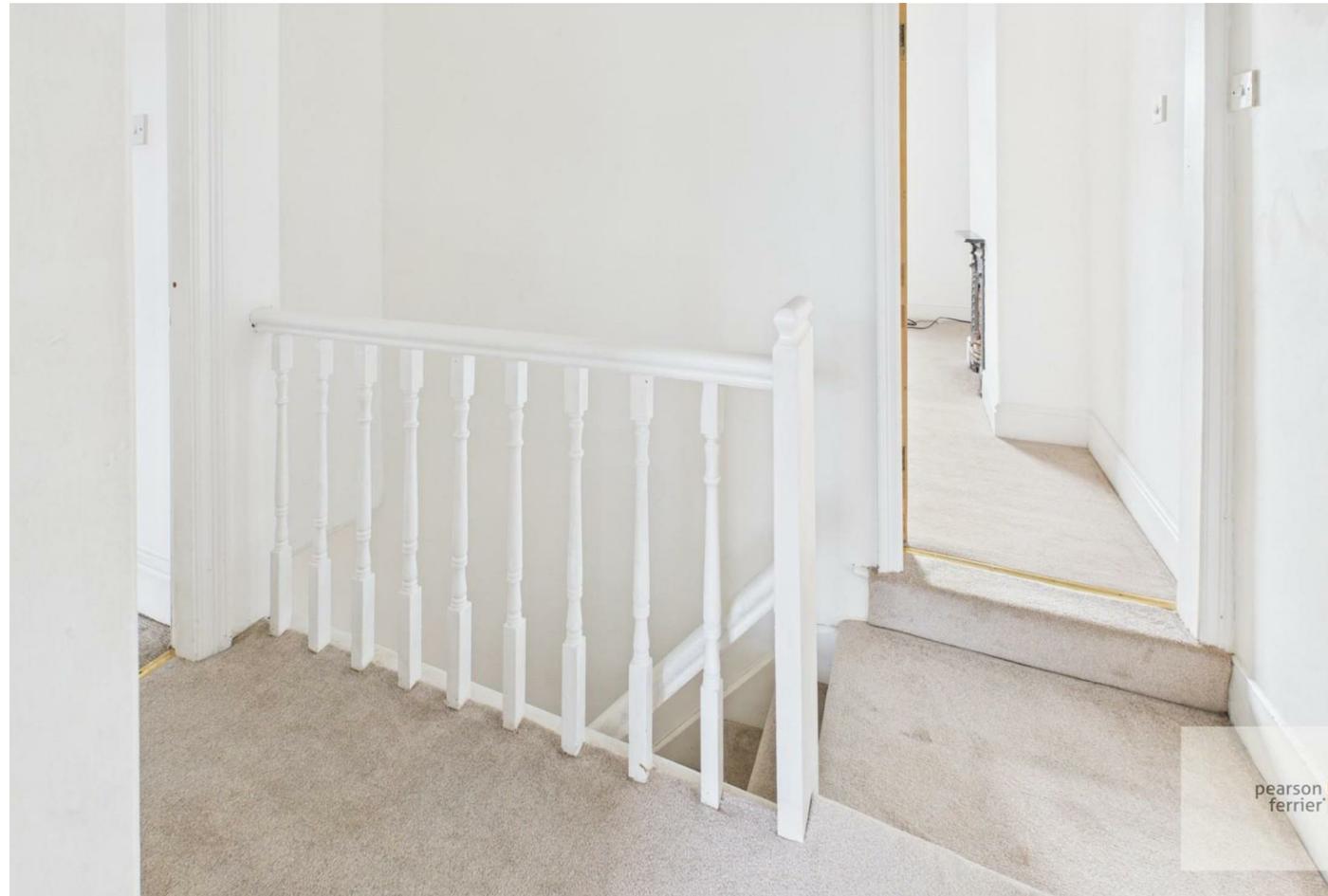
A quite substantial FREEHOLD mid terraced property in a slightly elevated position on Wood Street, Bury, approximately half a mile from the town centre. The property is being offered for sale with no onward chain and has recently had new carpets and the decorations have been refreshed throughout. With combination gas fired central heating & majority upvc double glazed, the accommodation briefly comprises: entrance vestibule, inner hall, lounge, sitting room with opening onto the kitchen, first floor landing, two double bedrooms and a three piece bathroom. To the outside there are gardens to the front and an enclosed rear yard.

Council Tax Banding - A

Tenure - Freehold

EPC Rating - C







⁽¹⁾ Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	
(81-91) B		71	
(70-80) C			
(55-69) 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			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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