



pearson
ferrier



28 WOODROYD DRIVE
Bury, BL9 7NH
£195,000

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Property at a glance

- FREEHOLD SEMI DETACHED PROPERTY
- WALKING DISTANCE TO FAIRFIELD HOSPITAL
- THREE BEDROOMS
- KITCHEN WITH UTILITY/STORAGE ROOM OFF
- FIVE PIECE BATHROOM SUITE
- GOOD PLOT SIZED WITH GARDEN FRONT AND REAR
- DRIVEWAY FOR TWO
- IMPROVEMENT WORKS REQUIRED

A quite substantial FREEHOLD three-bedroom semi-detached property, conveniently located within walking distance of Fairfield Hospital. The property has been in the same ownership for many years and would benefit from some general upgrading but offers excellent potential. The roof has been re-laid in recent times, and there is majority hardwood double glazing, with a composite front door and uPVC double-glazed patio doors from the lounge.

The accommodation briefly comprises: entrance hall with access to the first floor; lounge with living flame gas fire; dining kitchen; utility/storage room off; first-floor landing; three bedrooms; and a five-piece bathroom suite. To the outside, there are good-sized garden areas to the front, side, and rear, with strong potential to extend the accommodation if required (subject to approvals). There is also a generous driveway providing off-road parking.

Tenure - Freehold

Council Tax Banding - A

Energy Performance Rating - D







Approximate total area⁽¹⁾

88.1 m²

Reduced headroom

1.2 m²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential					
	(82 plus) A	(81-80) B	(80-79) C	(78-77) D	(76-75) E	(74-73) F	(72-71) G	
(82 plus) A		82		82		82		
(81-80) B		81		81		81		
(80-79) C		80		80		80		
(78-77) D		78		78		78		
(76-75) E		76		76		76		
(74-73) F		74		74		74		
(72-71) G		72		72		72		
Not energy efficient - higher running costs					G1		G1	

Very energy efficient - lower running costs

(82 plus) A

(81-80) B

(80-79) C

(78-77) D

(76-75) E

(74-73) F

(72-71) G

Not energy efficient - higher running costs

(1-29) G1

Very environmentally friendly - lower CO₂ emissions

(1-29) A

(30-49) B

(50-69) C

(80-99) D

(100-119) E

(120-139) F

(140-159) G

Not environmentally friendly - higher CO₂ emissions

(160-179) G

Very environmentally friendly - lower CO₂ emissions

(180-199) A

(200-219) B

(220-239) C

(240-259) D

(260-279) E

(280-299) F

(300-319) G

Not environmentally friendly - higher CO₂ emissions

(320-339) G

Very environmentally friendly - lower CO₂ emissions

(340-359) A

(360-379) B

(380-399) C

(400-419) D

(420-439) E

(440-459) F

(460-479) G

Not environmentally friendly - higher CO₂ emissions

(480-499) G

Very environmentally friendly - lower CO₂ emissions

(500-519) A

(520-539) B

(540-559) C

(560-579) D

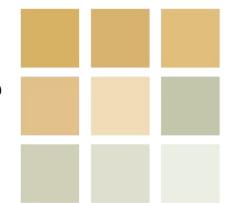
(580-599) E

(600-619) F

(620-639) G

Not environmentally friendly - higher CO₂ emissions

(640-659) G



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