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221 BOLTON ROAD
Bury, BL8 2NR
£210,000

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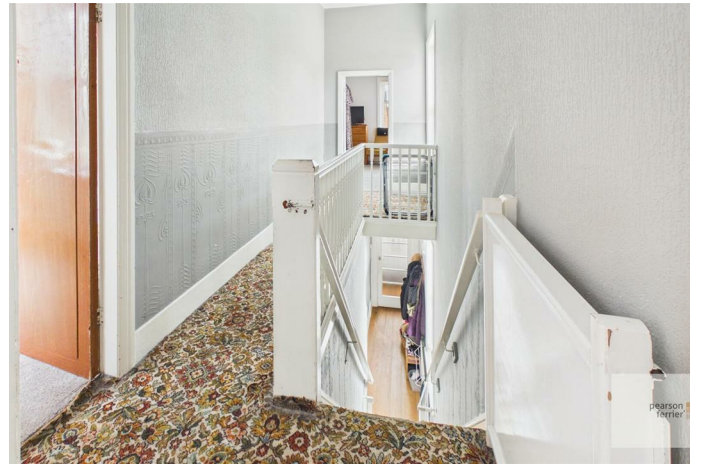
Property at a glance

- SUBSTANTIAL BAY FRONTED END TERRACED
- TWO DOUBLE BEDROOMS & TWO RECEPTION ROOMS
- HUGE POTENTIAL TO CONVERT TO THREE BEDROOMS
- COMBINATION HEATING
- UPVC DOUBLE GLAZING
- WELL APPOINTED FOUR PIECE BATHROOM
- GARDEN TO FRONT & LOW MAINTENANCE REAR PATIO GARDEN
- SPACIOUS PROPERTY WITH LOADS OF SCOPE

A larger than average bay fronted end terraced property, fronting Bolton Road approximately half a mile from Bury town centre and within easy walking distance to all amenities including the Metrolink service and yet 'round the corner' from Elton Reservoir and countryside walks. The property is currently a two double bedroomed house, but there is huge potential to create a third bedroom very easily. With combination gas central heating and upvc double glazing to all but one small window in the kitchen, the accommodation briefly comprises: Entrance vestibule, inner hall, lounge with original fireplace, dining room/sitting room with original storage cupboards, fitted kitchen with built in appliances, first floor landing, two double bedrooms and a good sized and well appointed four piece bathroom. To the outside there are beautifully maintained gardens to both the front and rear. The rear is laid with artificial lawn and has a raised decked patio area.

Tenure - Leasehold residue of 999 years from 24th December 1888
Ground rent £8 pa.
Council Tax Band - A
EPC Rating - tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus ⁽¹⁾ A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
35-48 F			
21-34 G			
1-20			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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