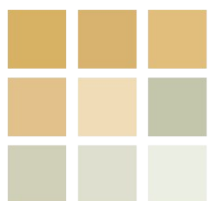




pearson
ferrier®



137 WILLOW STREET
Bury, BL9 7PS
£175,000

137 WILLOW STREET

Property at a glance

- MODERN SEMI-DETACHED
- TWO BEDROOMS
- CONSERVATORY TO REAR
- IDEAL FIRST TIME BUY
- OFF ROAD PARKING
- CONVENIENT LOCATION

Modern two bedroom semi-detached property located in a convenient position just off Rochdale Old Road. The location offers excellent access & transport links to Bury & Rochdale centres, with local shops, primary & secondary schools & Fairfield General hospital being close by yet with junction 2 M66 being only a short Drive. In brief the property comprises of; Entrance hall with guest w.c off, lounge, kitchen/diner and conservatory. To the first floor are two bedrooms and family bathroom. The property benefits from garden to the front & rear and driveway providing off road parking. The property is an ideal purchase for a first time buyer or those looking to downsize.

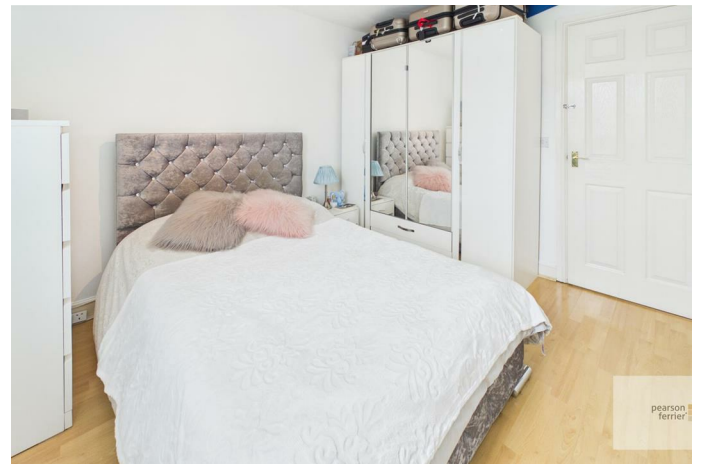
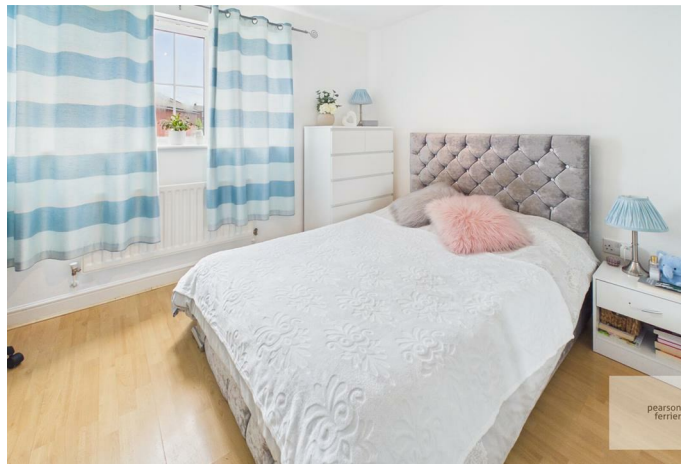
Tenure - Leasehold - 999 years from 1 January 2001

Ground Rent - £68 tbc

EPC - D

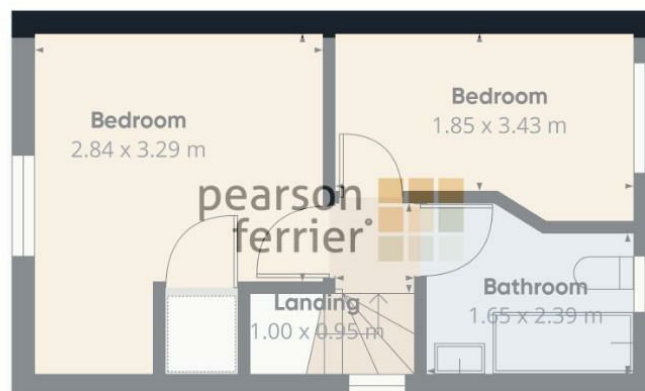
Council Tax Band - B







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.9 m²

Reduced headroom

1.3 m²

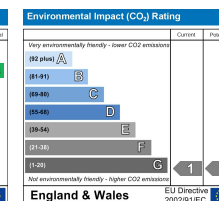
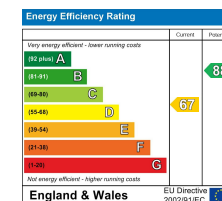
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.