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19 ELM STREET
Bury, BL9 7DD
£175,000

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Property at a glance

- STUNNING REFUBISHED TERRACE
- TWO BEDROOMS, TWO RECEPTION ROOMS
- EXTENDED KITCHEN (Over 19ft)
- NEW KITCHEN, BATHROOM & REWIRE
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN
- CONVENIENT LOCATION

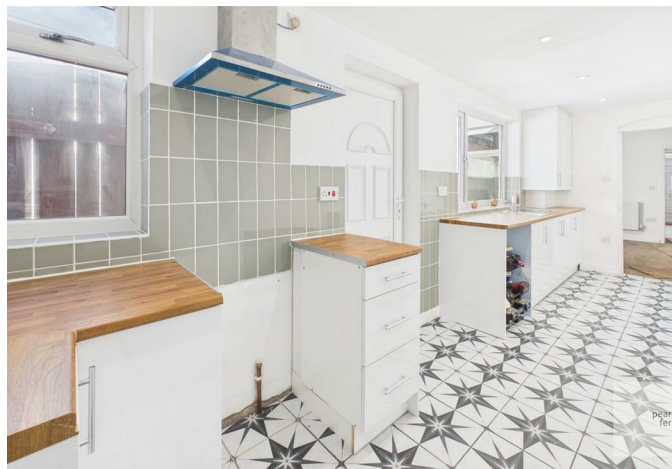
Deceptively spacious two double bedroom two reception room terrace property located in a convenient location between Rochdale Road and Wash Lane and is within walking distance to Bury town centre, with local shops and schools being close by and junction 2 M66 being only a short drive away. The property has undergone a back to brick refurbishment including rewire, new kitchen& bathroom fully replastered and new heating system. The property really must be viewed to appreciate the internal condition and briefly comprises of: Lounge, sitting/dining room and separate kitchen (over 19ft). To the first floor is a landing, two bedrooms and newly fitted bathroom. The property is an ideal first time buy and is offered to the market with no onward chain.

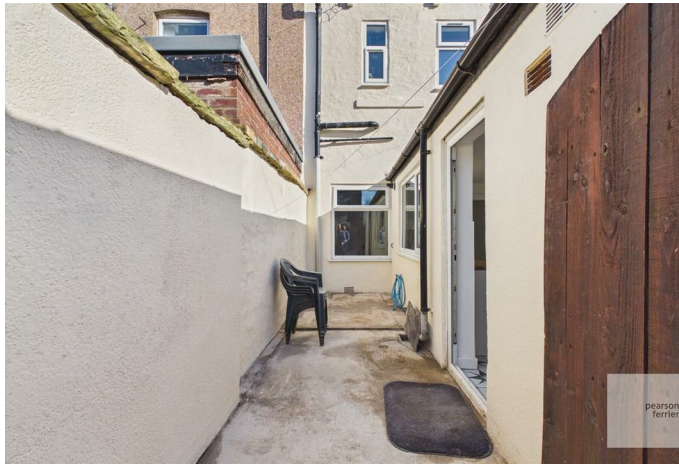
Tenure - Leasehold - 999 years from 24 December 1875

Ground Rent - £1.68 per year

EPC - tbc

Council Tax Band - A







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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