



pearson  
ferrier  *a property for everyone*

38 ELDON STREET  
Bury, BL9 5AZ  
Offers Over £100,000



# 38 ELDON STREET

## Property at a glance

- SUBSTANTIAL TERRACED PROPERTY
- LOCATED HALF A MILE TO TOWN CENTRE
- GREAR POTENTIAL FOR CONVERSION
- TWO BEDROOMS PLUS LOFT ROOM
- RECENT COMBINATION HEATING
- SOME DOUBLE GLAZING
- RECENT KITCHEN
- UPGRADING REQUIRED
- GARDEN FORECOURT & REAR YARD

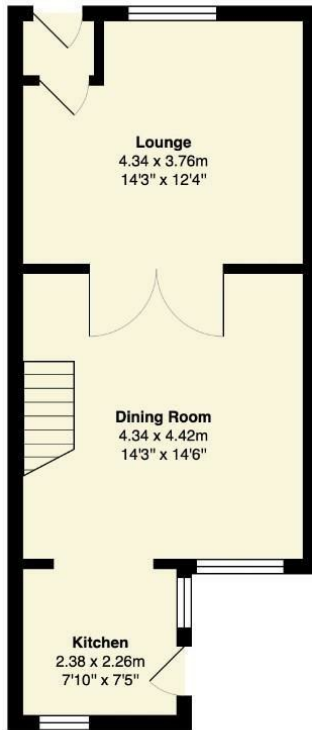
A substantial mid terraced property located just off Walmersley Road approximately half a mile from Bury town centre. The property has been in the same family ownership for many years and is being offered for sale with no onward chain. The vendors have informed us that the heating system was replaced recently with a combination boiler and there is some upvc double glazing together with a modern kitchen, however upgrading is required and there is genuine potential to create a dormered loft conversion to compliment the neighbouring property. The current accommodation briefly comprises: entrance into lounge, double doors onto living room with opening onto the kitchen, first floor landing, main bedroom, bedroom with no natural light, bathroom and staircase to the loft room with velux window. To the outside there is a garden forecourt and an enclosed rear yard with brick store shed.

Council Tax Band A

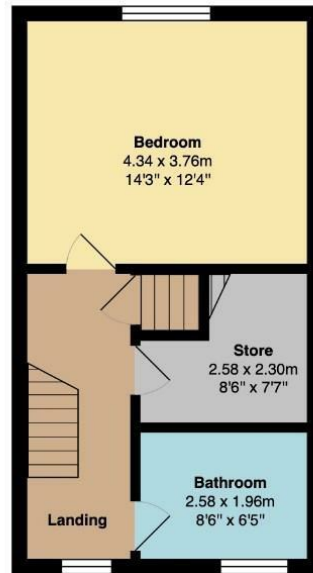




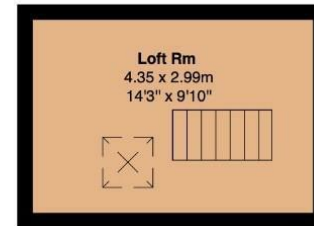




**Ground Floor**  
Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

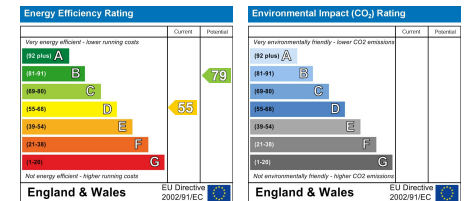


**First Floor**  
Area: 36.2 m<sup>2</sup> ... 390 ft<sup>2</sup>



**Loft Area**  
Area: 13.0 m<sup>2</sup> ... 140 ft<sup>2</sup>

Total Area: 91.2 m<sup>2</sup> ... 981 ft<sup>2</sup>



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

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

**pearson  
ferrier**  *a property for everyone*