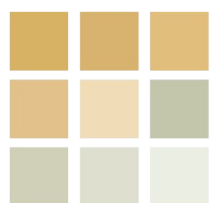




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196 WELLINGTON ROAD  
Bury, BL9 9AH  
Auction Guide £140,000



# 196 WELLINGTON ROAD

## Property at a glance

- FREEHOLD DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LOCATED JUST OFF PARKHILLS ROAD
- IDEAL RENOVATION PROJECT

For sale via Pearson Ferrier Auctions starting Tuesday 9th September, bidding will be on the Pearson Ferrier website and you can register to bid now. A detached Freehold bungalow located just off Parkhills Road with good access to Bury centre and motorway links. The property is ideal for developers with it requiring a large amount of works. It comprises two double bedrooms, shower room, lounge/diner, kitchen and a spacious hallway. There is a cellar that is accessed via stairs from the rear garden. Externally there are gardens and a driveway. Please note that the property is open to cash buyers only, due to structural issues. For viewings please contact Pearson Ferrier Auctions on 0161 764 4440. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

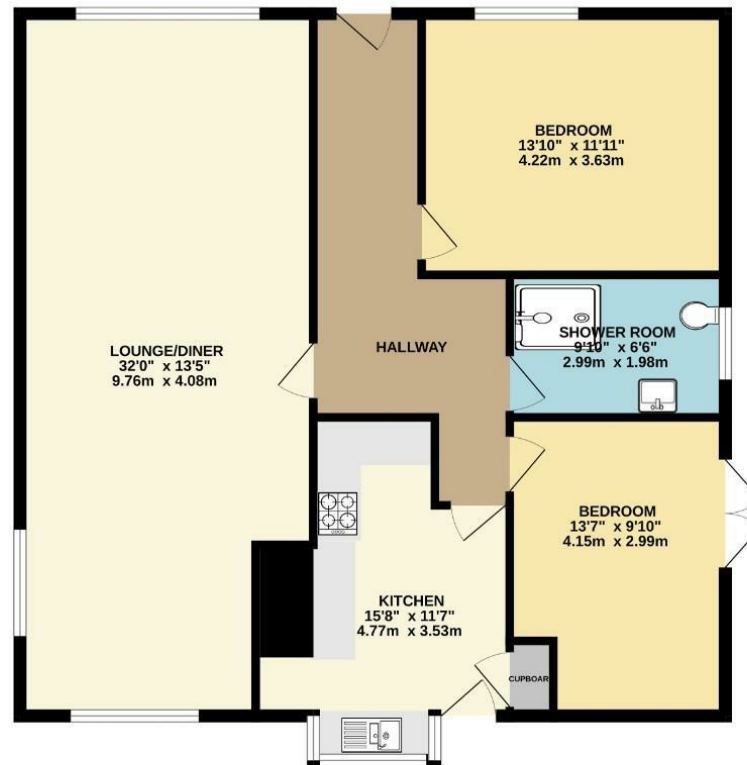








GROUND FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaplan (2025)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-64 E			
35-48 F			
1-34 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-64 E			
35-48 F			
1-34 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.