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ferrier®



94 PRETTYWOOD

Bury, BL9 7HX

Offers In The Region Of £220,000

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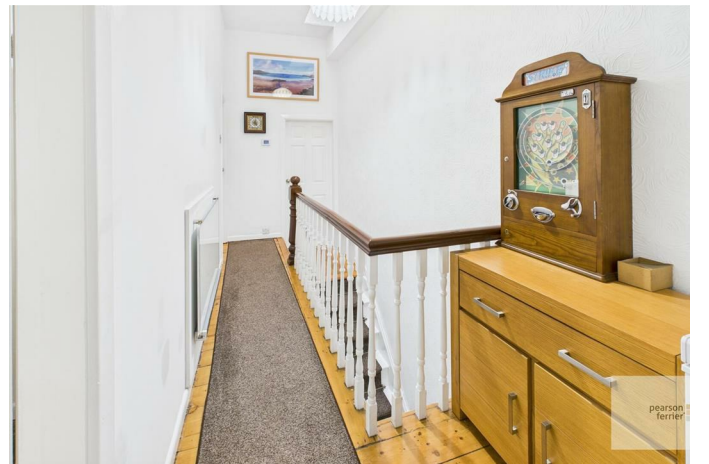
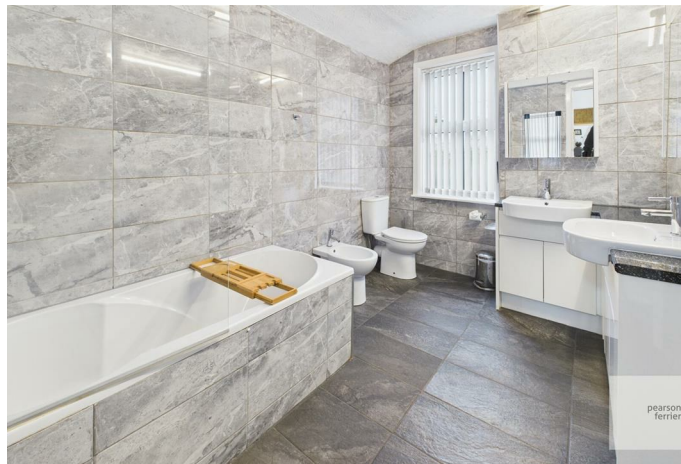
Property at a glance

- BAY FRONTED VICTORIAN END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- PERIOD FEATURES
- INFRARED HEATING
- IDEAL FIRST TIME BUY OR FOR GROWING FAMILIES
- EASY ACCESS TO JUNCTION 2 M66

A deceptively spacious three bedroom, two reception room Victorian FREEHOLD end terrace property. The property is located in the Heap Bridge area of Bury and is well placed for access to Bury & Heywood town centres with junction 2 M66 motorway being close by and has some great countryside walks locally. In brief the property comprises of: Vestibule, entrance hall, lounge with bay window and wood burning stove, sitting/dining room with exposed brick fire place and kitchen. To the first floor are three bedrooms and contemporary five piece bathroom with his & her hand wash basins & under floor heating. The property also benefits from infrared heating heating system and is ideal for both first time buyers or growing families alike. Viewing is essential to appreciate the internal condition and the size of the accommodation on offer.

Tenure - Freehold
Council Tax Band - B
EPC-tbc







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

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