



143 ROCHDALE OLD ROAD
Bury, BL9 7LU
Offers Over £260,000

143 ROCHDALE OLD ROAD

Property at a glance

- SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- GENEROUS PLOT
- WALKING DISTANCE TO FAIRFIELD HOSPITAL
- NO ONWARD CHAIN
- DETACHED GARAGE & DRIVEWAY

Deceptively spacious three bedroom FREEHOLD semi-detached property set on a generous plot in the Fairfield area of Bury. The location offers excellent access to Bury & Rochdale centres and is within walking distance to Fairfield general hospital with local shops schools and amenities being close and junction 2 M66 being only a short drive. In brief the property comprises of: Vestibule, lounge opening into a dining room and breakfast kitchen. To the first floor are three bedroom (two being fitted) and family bathroom. The property benefits from driveway leading to a detached garage, garden to the front and spacious garden to the rear and is ideal for first time buyers and growing families alike.

Tenure - Freehold

EPC - C

Council Tax Band - B







Floor 0



Floor 1



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Approximate total area⁽¹⁾

86.4 m²

Reduced headroom

1.2 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.

GIRAFFE 360

	Energy Efficiency Rating	
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(70-80) C		70
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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