



pearson  
ferrier®



44 BANK STREET  
Bury, BL8 3AZ  
£180,000

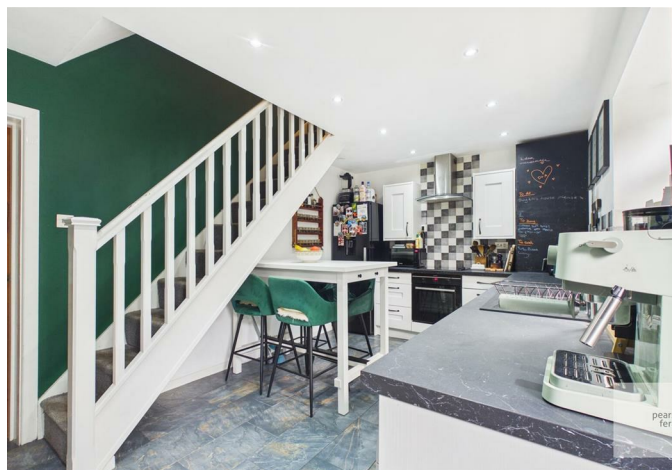
# 44 BANK STREET

## Property at a glance

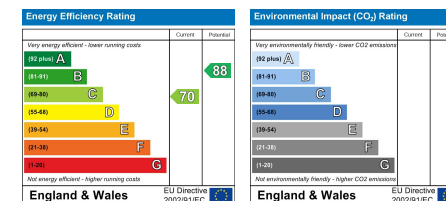
- TERRACE PROEPRTY
- TWO BEDROOMS
- LOUNGE & BREAKFAST/KITCHEN
- WALSHAW VILLAGE
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES

Immaculately presented two bedroom traditional terrace property located in the ever popular village of Walshaw. The location offers excellent access and transport links to Bury & Bolton town centres, with local shops schools and amenities being close by with Christ Church primary, Elton High school and local countryside being on your doorstep. The property really must be viewed to appreciate the internal condition and the fixtures & fittings installed. In brief the property comprises of; Lounge, breakfast/kitchen, two bedrooms and four piece family bathroom. The property benefits from an enclosed yard to the rear which is not overlooked and is perfect for a first time buyer.

Tenure - Leasehold - 999 years from 24 June 1950  
Ground Rent - tbc  
EPC - C  
Council Tax Band - A







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®

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.