



pearson  
ferrier

pearson  
ferrier®

71 WHALLEY ROAD  
Bury, BL0 0DP  
£220,000

# 71 WHALLEY ROAD

## Property at a glance

- STONE TERRACE COTTAGE
- THREE STOREY
- TWO DOUBLE BEDROOM
- THROUGH LOUNGE/DINER
- VIEWS TO THE REAR
- IDEAL FIRST TIME BUY

Beautifully presented two double bedroom three storey stone terrace property located on Whalley Road Ramsbottom. The location offers excellent access to Bury & Ramsbottom centres yet with junction 1 M66 being only a short drive. In brief the property comprises of; Vestibule & through lounge diner, with kitchen/diner, office and guest w.c to the lower ground floor and on the 2nd floor are two double bedroom and stunning contemporary shower room. The property benefits from spacious lawned garden to the rear which is not overlooked and is perfect for both first time buyers or those looking to downsize.

Tenure - Leasehold - 999 years from 24

December 1954

Ground Rent - tbc

EPC - tbc

Council Tax Band - A







| 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 |                         |           |
| 41-48                                       | F |                         |           |
| 31-40                                       | 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 |                         |           |
| 49-54                                                           | E |                         |           |
| 41-48                                                           | F |                         |           |
| 31-40                                                           | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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

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



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.