



pearson  
ferrier®



180 WOOD STREET  
Bury, BL8 2QY  
Offers In The Region Of £165,000

# 180 WOOD STREET

## Property at a glance

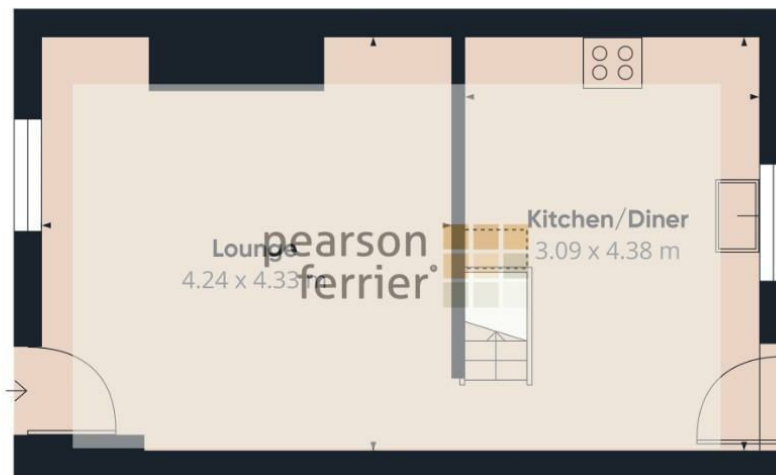
- STONE TERRACE COTTAGE
- TWO BEDROOMS
- POPULAR ELTON AREA
- IDEAL FIRST TIME BUY
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- CLOSE TO EXCELLENT SCHOOLS

Beautifully presented two bedroom FREEHOLD stone terraced cottage located in the ever popular Elton area of Bury. The location offers excellent access and is within walking distance to Bury town centre with local shops, Whitehead Park and highly regarded schools Including Gradian Angles (Ofsted outstanding) being on your doorstep. In brief the property comprises of: Lounge, kitchen/diner, two bedrooms & family bathroom and generous enclosed yard to the rear. The property is an ideal purchase for a first time buyer or those looking to downsize. NO CHAIN

Tenure - Freehold  
Council Tax Band - A  
EPC - C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

60.9 m<sup>2</sup>

Reduced headroom

0.3 m<sup>2</sup>

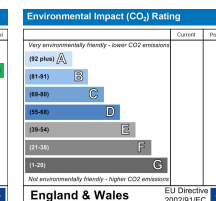
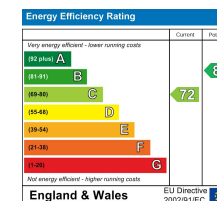
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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)



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.