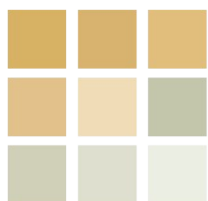




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28 WOODROYD DRIVE
Bury, BL9 7NH
Offers Over £200,000

28 WOODROYD DRIVE

Property at a glance

- FREEHOLD SEMI DETACHED PROPERTY
- WALKING DISTANCE TO FAIRFIELD HOSPITAL
- THREE BEDROOMS (Two Double)
- NEW CARPETS & DECORATION THROUGHOUT
- NEW CENTRAL HEATING SYSTEM AND BOILER
- GOOD PLOT SIZED WITH GARDENS FRONT AND REAR
- OFF ROAD PARKING

A quite substantial FREEHOLD three-bedroom semi-detached property, conveniently located within walking distance of Fairfield Hospital. The property has undergone some recent refurbishment works including new central heating system, new internal doors, decoration and flooring to name a few. The location offers excellent access and transport links to Bury & Rochdale centres with local shops & schools being close by and junction 2 M66 being only a short drive. In brief the property comprises of: Entrance hall, sunshine lounge with French style doors on the garden, kitchen/Diner with utility/store room off. To the first floor is a landing three bedroom (two being double) and five piece family bathroom. The property benefits from gardens to the front & rear, drive way providing off road parking and it is an ideal for both first time buyers and growing families alike and is offered to the market with no onward chain.

Tenure - Freehold

Council Tax Banding - A

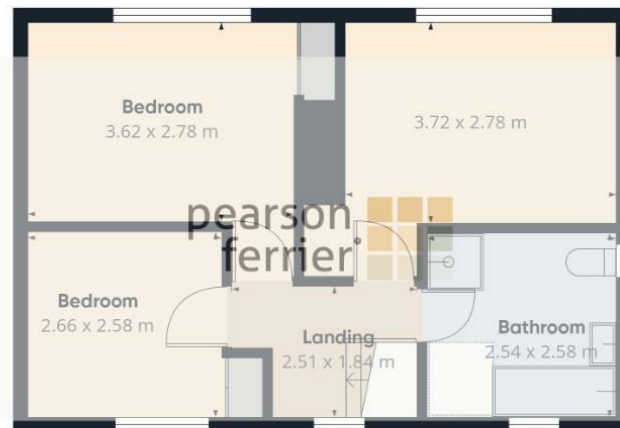
Energy Performance Rating - D







Floor 0



Floor 1

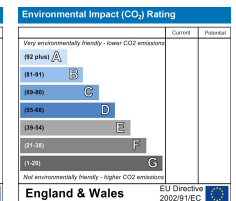
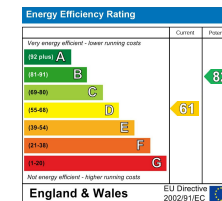
Approximate total area⁽¹⁾
88.8 m²
Reduced headroom
1.2 m²

(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.

GIRAFFE360



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