



pearson
ferrier  *a property for everyone*

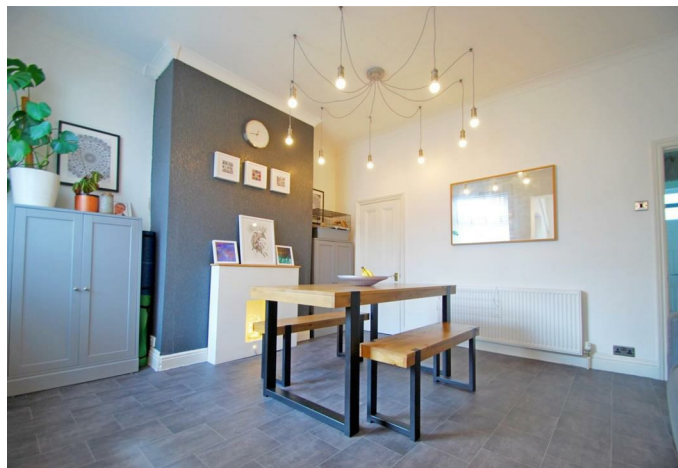
30 LONSDALE STREET
Bury, BL8 2QD
Offers Over £170,000

30 LONSDALE STREET

Property at a glance

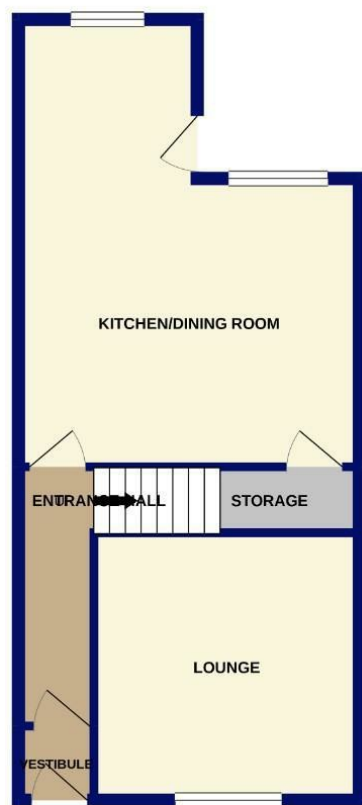
- EXTENDED TERRACE
- POPULAR ELTON AREA
- THREE BEDROOMS
- VIEWS OVER WHITEHEAD PARK
- CLOSE TO SOUGHT AFTER SCHOOLS
- MUST BE VIEWED

Immaculately presented three bedroom extended terrace property located on a quiet cobbled street with pleasant views over Whitehead Park and bowling green in the ever popular Elton area of Bury. The location is within easy access of Bury town centre, with local shops, Whitehead Park & playing fields, primary schools including Guardian Angels (Ofsted Outstanding) and Chantlers (Ofsted Good) being on your doorstep & Elton High School (Ofsted Good) being close by. In brief the property comprises of; Vestibule, entrance hall, lounge and open plan kitchen/diner. To the first floor are three bedrooms and family bathroom. The property benefits from being warmed by gas fired central heating, double glazing with garden to the front and enclosed rear yard.





GROUND FLOOR
44.5 sq.m. (480 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA: 83.8 sq.m. (902 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 10/2021

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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