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303 BOLTON ROAD
Bury, BL8 2NZ
Offers Over £165,000

303 BOLTON ROAD

Property at a glance

- GENEROUSLY SIZED SEMI-DETACHED HOME
- THREE BEDROOMS OFFERING 2 SUBSTANTIAL RECEPTION ROOMS FRONT AND REAR
- IMPROVEMENT WORKS REQUIRED
- WELL ESTABLISHED CO OPERATIVE SOCIETY BUILDING CONSTRUCTED IN 1912
- HUGE POTENTIAL TO PERSONALISE TO OWN TASTE
- CONVENIENT LOCATION
- NO ONWARD CHAIN
- WOULD SUIT HMO subject to approvals
- ORIGINAL FLOOR TO CEILING BUILT IN CUPBOARDS IN VARIOUS AREAS CEILINGS Approx 12 - 13 FOOT HIGH
- POTENTIAL ADDITIONAL PARKING AT REAR

A three bedroom semi-detached property situated on Bolton Road, Bury. Positioned in a well regarded location more or less within walking distance of Bury town centre. Originally constructed around 1912 by The Cooperative Society number 303 was originally the managers house for the adjacent store. In fact the last manager of the Coop resided at the property for 77 years! The accommodation does require a scheme of improvement works to bring the condition up to modern day standards, however there is huge potential to create a fabulous and somewhat spacious family home.

Furthermore, the property has a recently had a new gas central heating system installed and both the front and back exterior walls have had insulation to improve the energy performance rating. The existing EPC was carried out prior to these improvements.

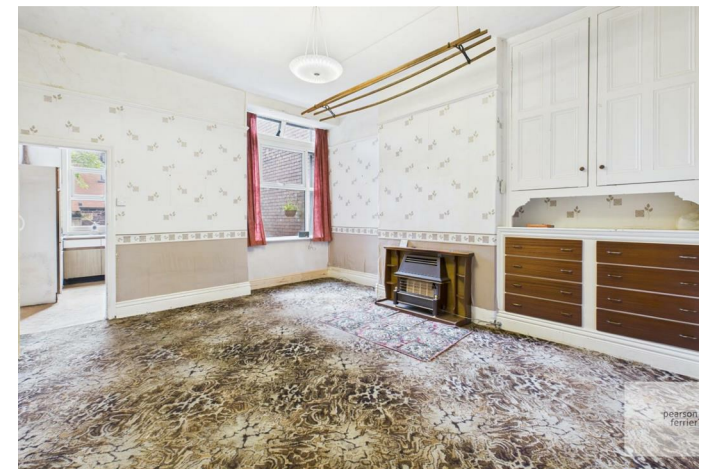
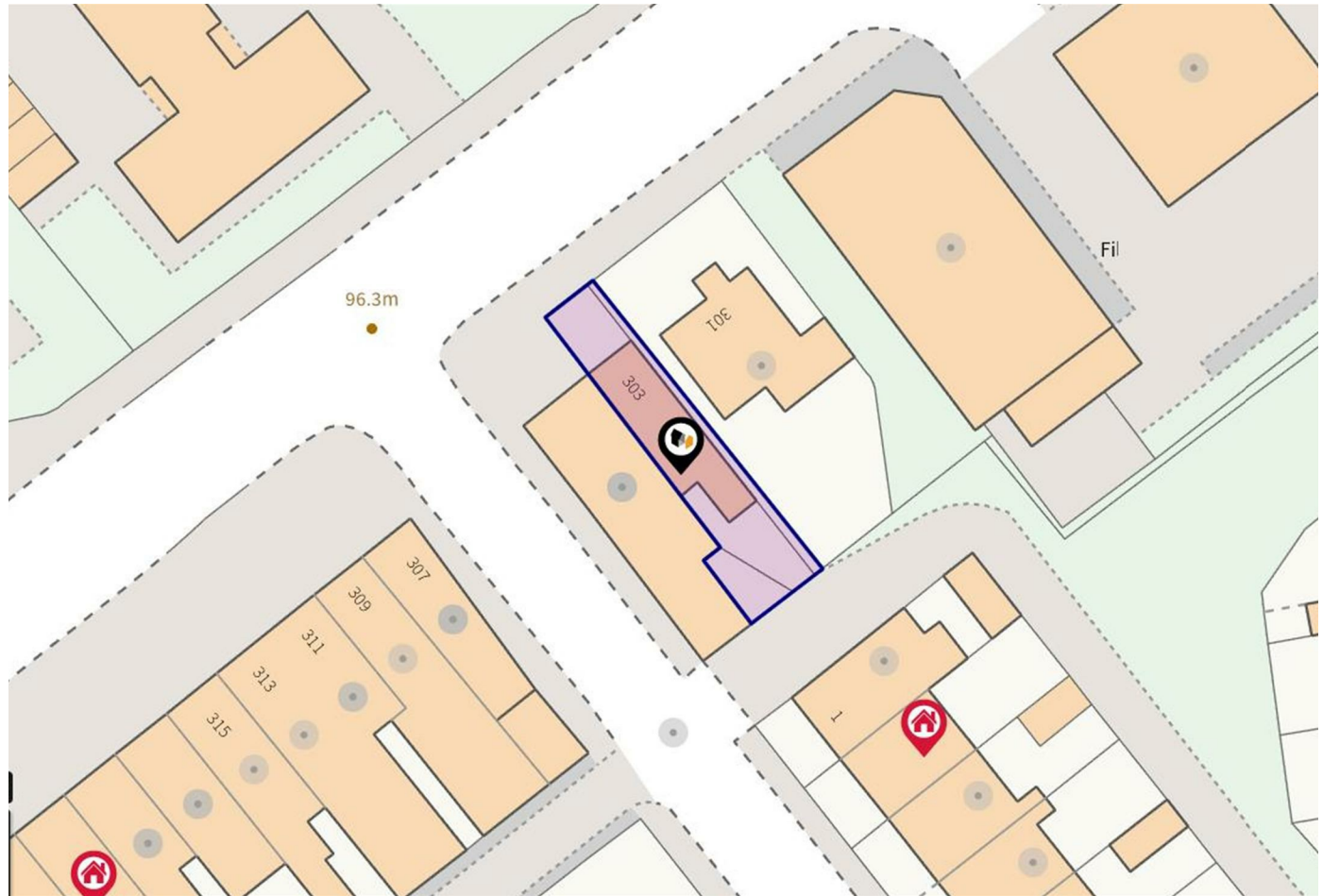
There is also significant potential for the property to be converted to an HMO (house in multiple occupation) or perhaps even two separate flats, of course subject to planning approvals. The property briefly comprises; Entrance vestibule, inner hall, lounge, separate sitting/ dining room, kitchen accommodation. To the first floor there are three bedrooms, complete with a bathroom area and a separate toilet, complimented with front and rear yard space.

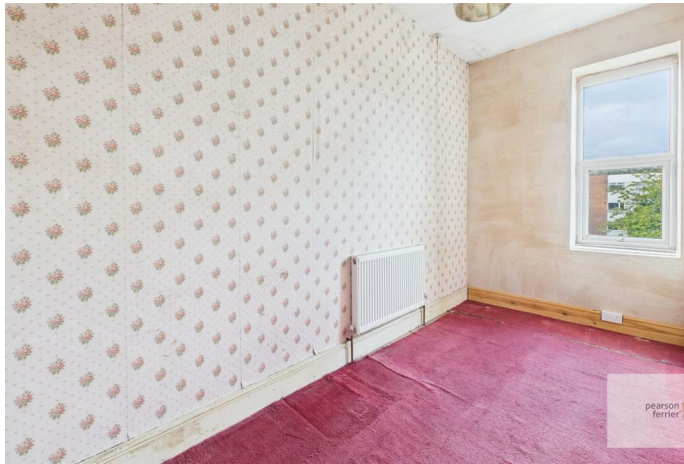
Council tax banding - B

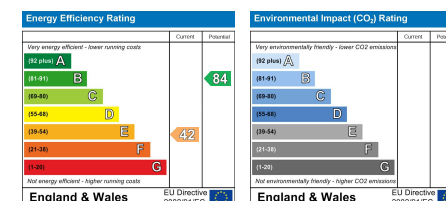
Tenure - Leasehold (Residue of 999 years 845 remaining)

Ground rent - tbc

EPC Rating - E







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