



pearson  
ferrier  *a property for everyone*

5 WOODHALL CLOSE  
Bury, BL8 1HQ  
£260,000



# 5 WOODHALL CLOSE

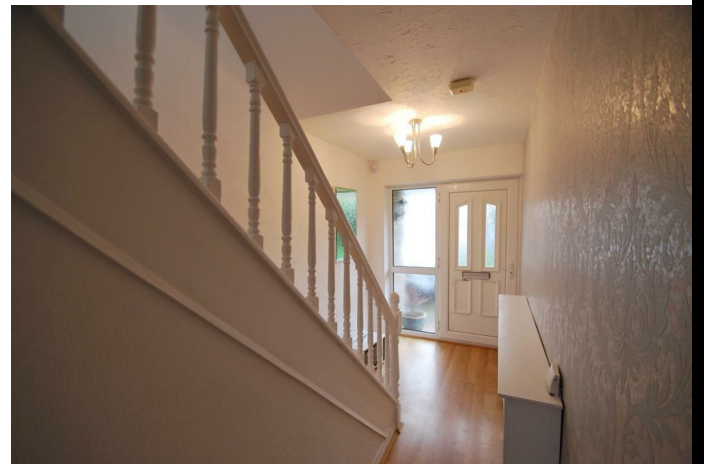
## Property at a glance

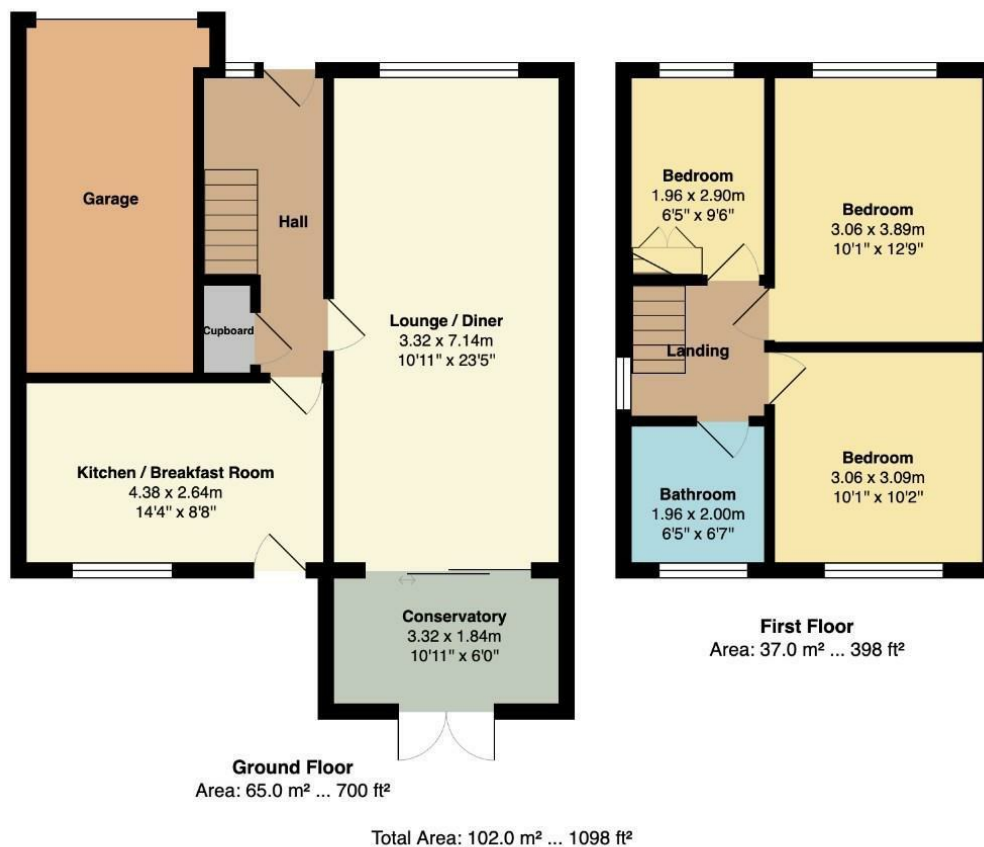
- MODERN DETACHED PROPERTY
- VERY WELL REGARDED LOCATION
- CLOSE TO SCHOOLS AND LOCAL SHOPS
- EXTENDED ON THE GROUND FLOOR
- THREE BEDROOMS
- RECENT KITCHEN
- CONSERVATORY/SUN ROOM
- GARDENS FRONT AND REAR
- ATTACHED GARAGE

A modern detached property located on a small cul-de-sac within this highly popular residential area, just off Brandlesholme Road approximately 1 mile from Bury town centre and 'round the corner' from a number of primary schools, health care facilities and a handy parade of shops . The property has been well cared for and updated in recent years and there is a modest ground floor extension providing a generously proportioned breakfast kitchen. There would also be the potential to extend further over the garage to provide additional bedrooms (if required). With gas central heating and upvc double glazing throughout the accommodation briefly comprises: entrance hall, lounge through dining room leading onto a sun lounge/conservatory, breakfast kitchen with a range of modern units, first floor landing, three bedrooms (one with fitted furniture) and a three piece shower room. There is a attached single garage housing the gas central heating boilers with power, light and up and over door. To the outside there are mature gardens to the front and rear with a good sized driveway leading to the garage which provides on site parking.









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	

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