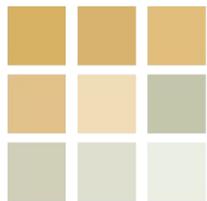




pearson  
ferrier

pearson  
ferrier®



8 SEFTON STREET  
Bury, BL9 6PR  
Offers Over £260,000

# 8 SEFTON STREET

## Property at a glance

- BAY FRONTED SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR SEEDFIELD AREA OF BURY
- OFF ROAD PARKING
- SOUTH FACING REAR GARDEN

Well presented three bedroom, two reception room semi-detached property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access to Bury & Ramsbottom centres with local shops, schools and local countryside being close by yet with Junction 1 M66 being only a short drive. In brief the property comprises of: Entrance hall, lounge with wood burning stove, sitting/Dining room with bay window and kitchen. To the first floor are three bedrooms (two being double) and four piece family bathroom. The property benefits from gardens to the front and rear and driveway providing off road parking. The property is ideal for a growing family or first time buyers.

Tenure - Leasehold - 999 years from 24 June 1938  
Ground Rent - £12 Per year  
EPC-tbc  
Council Tax Band - B







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
81.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(B2 plus) <b>A</b>	
(81-91) <b>B</b>		(B1-91) <b>B</b>	
(69-80) <b>C</b>		(D4-6) <b>C</b>	
(55-68) <b>D</b>		(D3-4) <b>D</b>	
(39-54) <b>E</b>		(E3-4) <b>E</b>	
(21-38) <b>F</b>		(F1-3) <b>F</b>	
(1-20) <b>G</b>		(G) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

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.