



pearson
ferrier®



92 WOOD STREET

Bury, BL8 2QU

Offers In The Region Of £220,000

92 WOOD STREET

Property at a glance

- EXTENDED TERRACE
- TWO BEDROOMS + LOFT ROOM
- TWO RECEPTION ROOMS
- IMMACULATE CONDITION
- CLOSE TO BURY TOWN CENTRE
- POPULAR ELTON AREA

Immaculately presented three bedroom, two reception room extended terrace property located in the ever popular Elton area of Bury. The location offers excellent access and is within walking distance to Bury town centre with local shops, Whitehead Park and highly regarded schools being on your doorstep. This property really must be viewed to appreciate the stunning interior and the improvements the current owner has undertaken (new boiler fitted October 2025 & loft room reinsulated August 2025) internal condition and the accommodation on offer. In brief the property comprises of: Vestibule, lounge, and separate dining room opening into the kitchen. To the first floor is a landing two bedrooms and family bathroom with stairs to the loft room. The property is an ideal for a first time buyer or a growing family.

Leasehold - 999 years from 24 December 1882

Ground Rent - £1.73 Per Annum

Council Tax Band - A

EPC-tbc







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		
35-48	F		
1-34	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			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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