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8 HOUGHTON STREET
Bury, BL9 0TA
£160,000

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Property at a glance

- TRADITIONAL MID TERRACED FREEHOLD PROPERTY
- VERY WELL LOCATED FOR BURY CENTRE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- IMPROVEMENTS REQUIRED BUT GREAT POTENTIAL
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- RECENT BATHROOM WITH SHOWER
- WELL STOCKED GARDEN AREAS TO FRONT & REAR
- NO ONWARD CHAIN

A traditional garden fronted FREEHOLD property situated in a cul-de-sac location just off Manchester Road in Bury only a short walk to the town centre and all amenities and the Metrolink station. The property has been in the same ownership for the last six decades and of course in that time certain upgrades have been carried out to include combination gas central heating, upvc double glazing and a recently installed bathroom suite. It is prudent to suggest that a new owner will want to carry out further modernisation works to bring the property up to current day standards, however the property provides excellent potential for a new buyer to personalise the accommodation to their own tastes. Briefly the accommodation comprises: Entrance vestibule, inner hall, lounge with living flame fire, sitting room again with living flame fire, kitchen, first floor landing two double bedrooms and a recently installed bathroom with shower. To the outside there are well stocked garden areas to the front and rear.

Tenure - Freehold
EPC Rating - tbc
Council Tax Banding - A







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		
1-30			
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		
41-48	F		
31-40	G		
1-30			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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