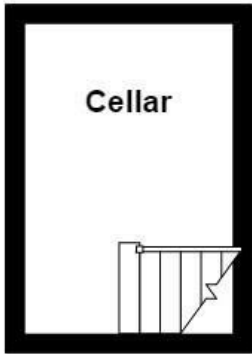
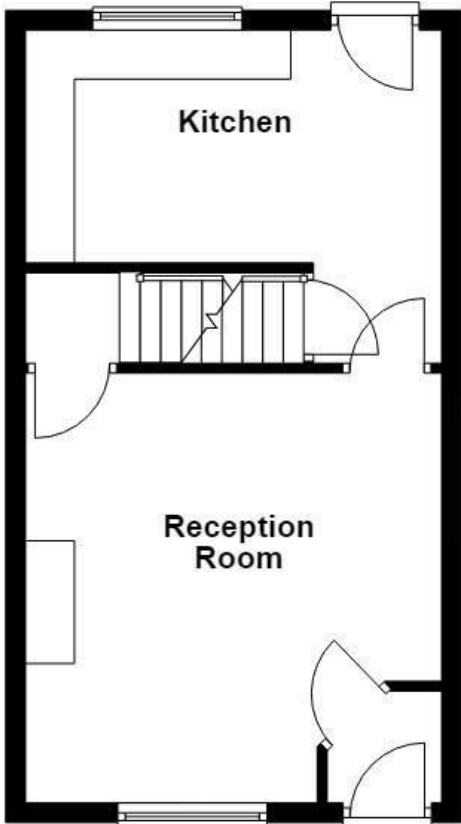


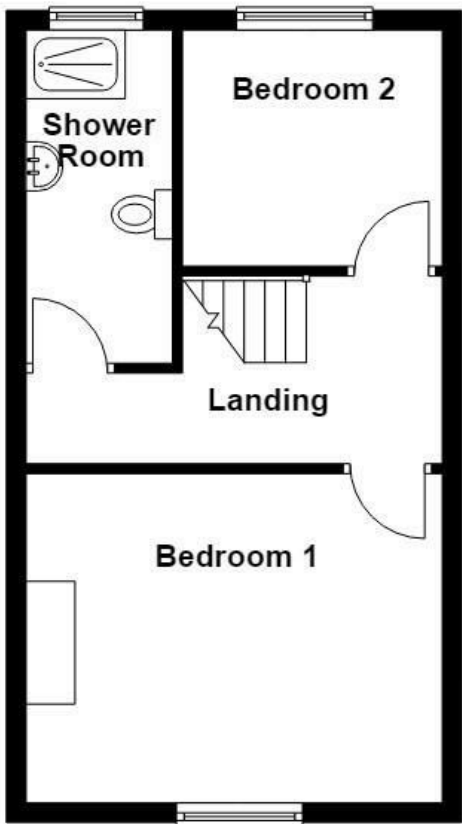
Lower Ground Floor



Ground Floor



First Floor



Wood Street, Bury, BL8 2QY

Offers Over £170,000

A MODERN TWO BEDROOM MID TERRACE HOME

Welcome to Wood Street in Bury, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a bright and inviting lounge, perfect for relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary shower room adds to the home's appeal.

With two comfortable bedrooms, this residence offers ample space for a small family or individuals seeking extra room for guests or a home office. Additionally, the property features a cellar, providing valuable storage space to keep your belongings organised and out of sight.

One of the standout features of this home is the large yard space, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The property is ready to move into, allowing you to settle in without the hassle of extensive renovations.

This charming terraced house on Wood Street is not just a home; it is a lifestyle choice, offering convenience and comfort in a desirable location. Don't miss the chance to make this lovely property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Wood Street, Bury, BL8 2QY

Offers Over £170,000

2 1 1 C

- Mid Terrace Property
 - Lower Ground Floor Cellar
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Three Piece Shower Room
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3'9 (1.17m x 1.14m)

Reception Room

14'4 x 13'11 (4.37m x 4.24m)

Kitchen

13'10 x 11'2 (4.22m x 3.40m)

Lower Ground Floor

Cellar

10'4 x 6'11 (3.15m x 2.11m)

First Floor

Landing

14'4 x 5'7 (4.37m x 1.70m)

Bedroom One

14'3 x 11' (4.34m x 3.35m)

Bedroom Two

10'1 x 7'11 (3.07m x 2.41m)

Shower Room

10'4 x 4'11 (3.15m x 1.50m)

