



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Pearson Street, Bury, BL9 6DA

### Offers Over £210,000

A SPACIOUS THREE BEDROOM END TERRACE WITH A DETACHED TWO STOREY GARAGE/WORKSHOP

Situated on Pearson Street in the charming town of Bury, this deceptively spacious end-terraced house presents an excellent opportunity for those seeking a home with potential. Boasting three well-proportioned bedrooms. The ground floor features a welcoming reception room that flows seamlessly into the open plan dining/kitchen area, providing a perfect setting for family gatherings and entertaining guests.

The layout allows for a blank canvas, enabling you to update and personalise the space to reflect your own style and preferences. One of the standout features of this property is the large, two-storey detached garage and workshop, which offers a multitude of possibilities. Whether you require additional storage, a workspace, or a hobby area, this versatile space can cater to your needs.



# Pearson Street, Bury, BL9 6DA

## Offers Over £210,000

 3  1  1  D

- Tenure Leasehold
- Possible Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- End Terraced Property
- Envious Location
- EPC Rating D
- Abundance Of Space
- Two Storey Detached Garage And Workshop

### Ground Floor

#### Entrance

UPVC double glazed frosted door to reception room.

#### Reception Room

20'4 x 14'2 (6.20m x 4.32m)

UPVC double glazed window, central heating radiator, two feature wall lights, living flame gas fire, stairs to first floor and double doors to kitchen/dining area.

#### Kitchen/Dining Area

26'10 x 11'1 (8.18m x 3.38m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with a four ring gas hob, tiled splash back and extractor hood, composite one and a half sink and drainer with mixer tap, wall mounted boiler, integrated dishwasher, washer dryer, space for American fridge freezer, radiant fire, ceiling fan, tiled floor, UPVC double glazed doors to conservatory and hard wood stable door to rear.

#### Conservatory

14'3 x 10'4 (4.34m x 3.15m)

Mostly UPVC windows, pitched polycarbonate roof, central heating radiator, UPVC double glazed French doors to rear.

### First Floor

#### Landing

Doors to three bedrooms and bathroom.

#### Bedroom One

19'1 x 11'2 (5.82m x 3.40m)

UPVC double glazed window, central heating radiator and wood flooring.

#### Bedroom Two

14'2 x 12'5 (4.32m x 3.78m)

UPVC double glazed window, central heating radiator and wood flooring.

#### Bedroom Three

8'9 x 5'6 (2.67m x 1.68m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, corner panel bath with mixer tap, overhead direct feed shower, extractor fan, part tiled elevation, tiled effect flooring and loft access.

#### Loft

21' x 7'9 (6.40m x 2.36m)

Pull down ladder, lighting and power.

### External

### Rear

Enclosed rear yard, paved with gate providing vehicle access, detached two storey outbuilding and tool shed.

#### Tool Shed

11'6 x 6'9 (3.51m x 2.06m)

#### Outbuilding Ground Floor

36'8 x 11' (11.18m x 3.35m)

Up and over door, lighting and power.

#### First Floor Room One

15'9 x 10'11 (4.80m x 3.33m)

UPVC double glazed window, UPVC double glazed entrance door and open access to room two.

#### Room Two

10'11 x 9'8 (3.33m x 2.95m)

Two UPVC double glazed windows.

### Front

Enclosed courtyard.



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