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59 REGENT STREET
Bury, BL9 5AT
Offers Over £130,000

59 REGENT STREET

Property at a glance

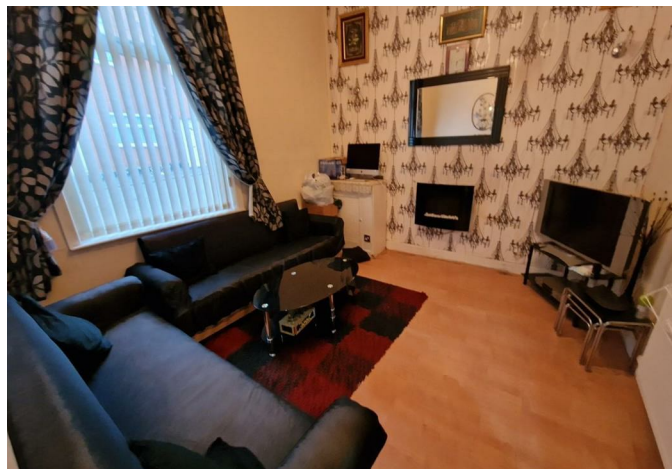
- SPACIOUS TERRACED HOME
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO BURY CENTRE
- GOOD LOCAL AMENITIES INCLUDING SHOPS AND SCHOOLS
- CLOSE TO CLARENCE PARK AND BURY LIDO

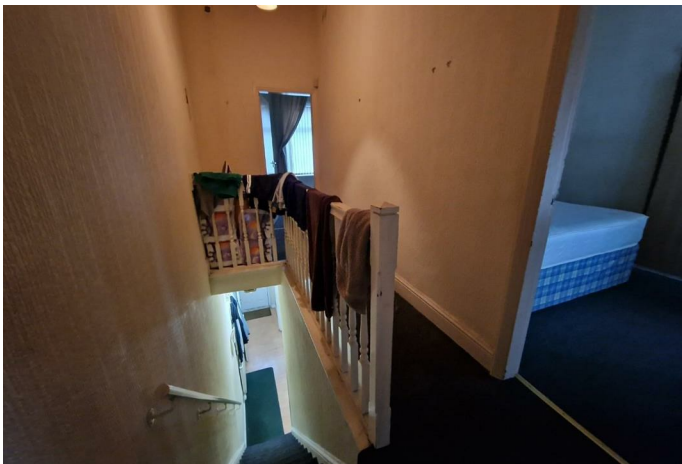
A spacious terraced home with two reception rooms and two double bedrooms. The property is located just off Walmersley Road, within walking distance to Bury town centre. The property comprises two double bedrooms, a four piece bathroom, lounge, dining room, kitchen, hallway and vestibule. There is a spacious yard area to the rear with space for parking. The property would be ideal for families or buy to let investors, due to the size and proximity of local amenities. There are a good selection of local shops, schools, Clarence Park, Bury Lido and Bury town centre all within walking distance. There are good public transport links and access to the North West motorway network. For viewings, please contact Pearson Ferrier on 0161 764 4440.

Council Tax - Band A

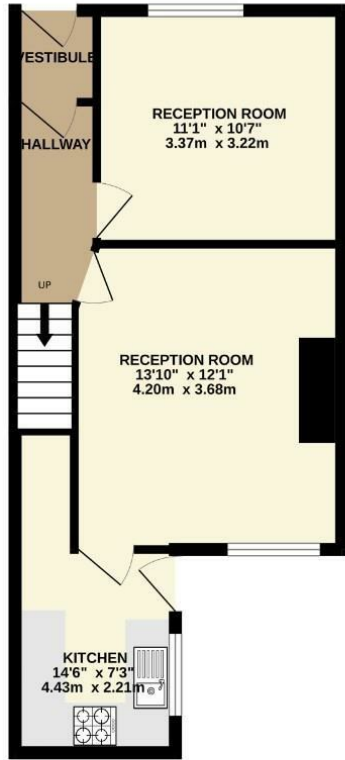
EPC - On Order

Tenure - Long Leasehold, with balance of 999 years

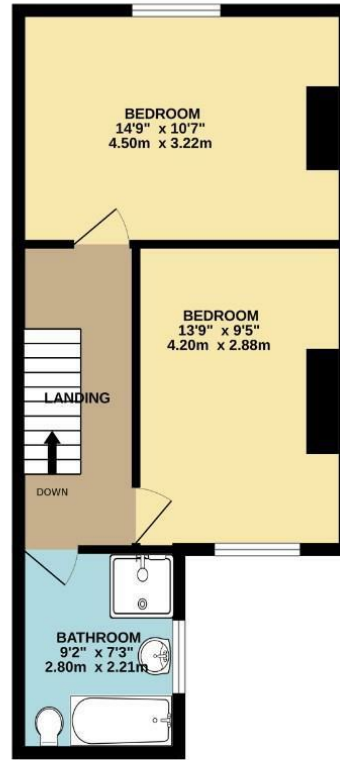




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
43-61	D			43-61	D		
23-42	E			23-42	E		
3-22	F			3-22	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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