



pearson
ferrier®



15 CEDAR STREET
Bury, BL9 7QF
Offers Over £125,000

15 CEDAR STREET

Property at a glance

- BAY FRONTED MID GARDEN FRONTED TERRACED PROPERTY
- WALK TO BURY TOWN CENTRE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION HEATING & UPVC DOUBLE GLAZING
- IDEAL INVESTMENT PROPERTY OR FIRST TIME BUY
- NO ONWARD CHAIN
- REAR YARD

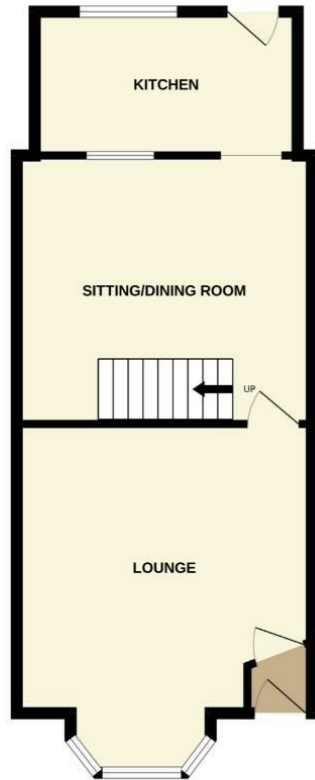
Bay fronted garden terraced property situated within walking distance to Bury town centre and offering good sized accommodation over two floors. The property would be a perfect buy to let opportunity. With combination gas central heating & upvc double glazing throughout and having been recently decorated and re carpeted, the accommodation briefly comprises: entrance vestibule, lounge, dining room, kitchen, first floor landing two double sized bedrooms and the three piece bathroom. To the outside there is a neatly paved garden to the front and a rear yard. The property is being offered for sale with no onward chain

Leasehold - 999 yrs from 24th December 1881
Ground Rent - £1.50
Council Tax Band - A
EPC-D





GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
Made with Metropix i2024.

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			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1) B			
(69-80) C				(D4-D5) C			
(55-68) D				(D3-D4) D			
(39-54) E				(D2-D3) E			
(21-38) F				(D1-D2) F			
(1-20) G				(F) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	66

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