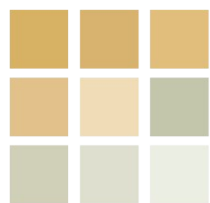




pearson
ferrier®



597 WALSHAW ROAD

Bury, BL8 3AF

£170,000

597 WALSHAW ROAD

Property at a glance

- TRADITIONAL TERRACED PROPERTY
- WELL REGARDED VILLAGE LOCATION
- FOR SALE WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- PLEASANT ASPECT TO THE REAR
- FRONT GARDEN & REAR PATIO AREA
- IDEAL FIRST TIME BUY

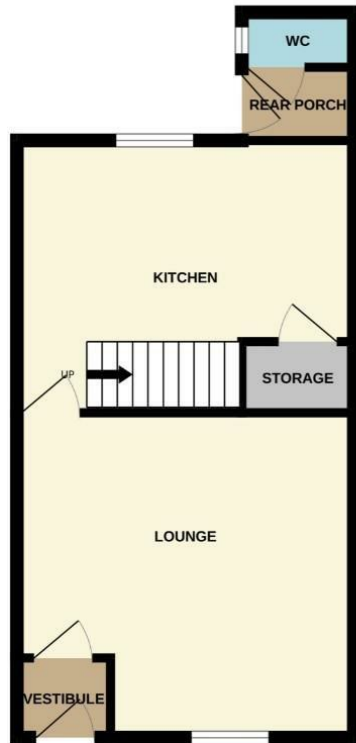
A mid terraced property in a highly regarded location within the village of Walshaw approximately three miles from Bury town centre only a short walk to Elton High School and yet on the fringe of open countryside. The property is being offered for sale with no onward chain and has had some recent replacement carpets and a refresh to the decorations. With combination gas fired central heating and upvc double glazing the accommodation briefly comprises: entrance vestibule, lounge, dining kitchen, rear porch with W.C off, first floor landing, two good sized bedrooms and the four piece bathroom with shower. To the outside there is a garden area to the front and an enclosed rear patio yard with a pleasant aspect to the rear.

Tenure Leasehold for the residue of 999 years from 24th December 1879
Ground rent payable £13.10 per year
Council Tax Band B
Epc Rating D

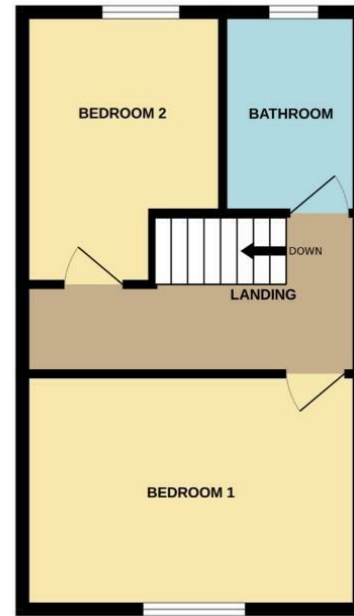




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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.
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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			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-50) D			
(39-54) E				(E2-40) E			
(21-38) F				(F1-20) F			
(1-20) G				(G) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	63	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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