



pearson
ferrier®



4 WASH TERRACE
Bury, BL8 1TY
Offers Over £200,000

4 WASH TERRACE

Property at a glance

- TRADITIONAL TERRACE
- TWO BEDROOM & LOFT ROOM
- LOUNGE & KITCHEN/DINER
- CELLAR
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY

Welcome to this charming Freehold terraced house located on Wash Terrace between Tottington and Bury. This delightful property boasts a cosy lounge, kitchen diner, utility room, cellar, two lovely bedrooms, a modern bathroom and a communal yard to the rear.

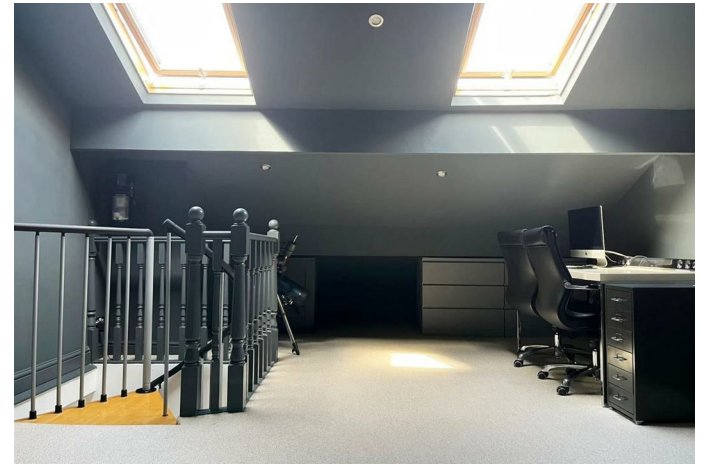
One of the key highlights of this property is the additional loft room, providing extra space that can be utilised as a home office, a playroom for the kids, or even a peaceful retreat for relaxation.

Situated in a convenient location, this house offers easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away.

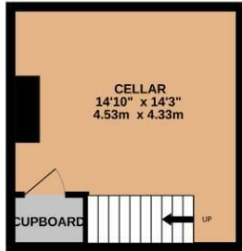
Offered with no onward chain. Don't miss out on the opportunity to make this house your home sweet home. Book a viewing today!

Tenure - Freehold
Council Tax Band - B
EPC - To follow

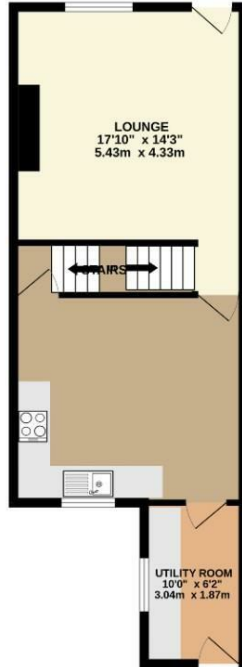




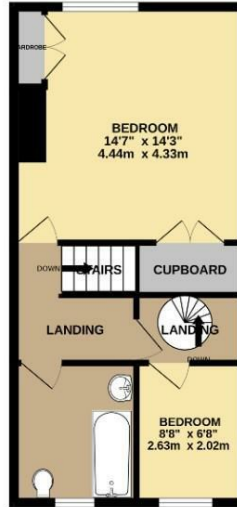
BASEMENT
205 sq.ft. (19.0 sq.m.) approx.



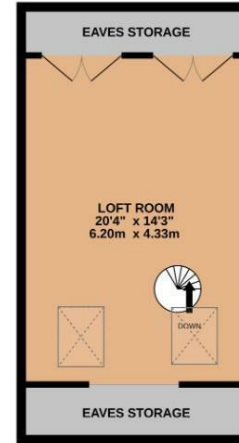
GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.5 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 ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating															
Very energy efficient - lower running costs	Current	Neutral	Potential														
<table border="1"> <tr><td>102 plus</td><td>A</td></tr> <tr><td>81-101</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>39-48</td><td>F</td></tr> <tr><td>1-38</td><td>G</td></tr> </table>	102 plus	A	81-101	B	69-80	C	55-68	D	49-54	E	39-48	F	1-38	G			
102 plus	A																
81-101	B																
69-80	C																
55-68	D																
49-54	E																
39-48	F																
1-38	G																
Not energy efficient - higher running costs	EU Directive 2002/91/EC	<table border="1"> <tr><td>102 plus</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>49-54</td><td>E</td></tr> <tr><td>39-48</td><td>F</td></tr> <tr><td>1-29</td><td>G</td></tr> </table>	102 plus	A	81-91	B	69-80	C	55-68	D	49-54	E	39-48	F	1-29	G	EU Directive 2002/91/EC
102 plus	A																
81-91	B																
69-80	C																
55-68	D																
49-54	E																
39-48	F																
1-29	G																
England & Wales		England & Wales															

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.