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85 YORK STREET
Radcliffe, M26 2GL
Offers In The Region Of £179,950

85 YORK STREET

Property at a glance

- MODERN MID TOWNHOUSE
- LOCATED MIDWAY BETWEEN BURY & RADCLIFFE
- THREE BEDROOMS
- CONSERVATORY
- GARAGE, DRIVEWAY & GARDENS
- COMBINATION GAS CENTRAL HEATING
- SOME COSMETIC WORK REQUIRED

A modern townhouse situated more or less midway between Bury and Radcliffe town centres offering good sized three bedroom family accommodation with the benefit of a conservatory, garage and gardens. With gas central heating and predominantly having upvc double glazing the accommodation briefly comprises: entrance porch, lounge through dining area, great sized conservatory, kitchen, first floor landing, three bedrooms and a three piece bathroom with shower. To the outside there are gardens to the front and rear. The front has a concrete printed driveway providing on site parking and leading to the integral garage. To the rear there is a paved patio and low maintenance 'barked' area beyond.

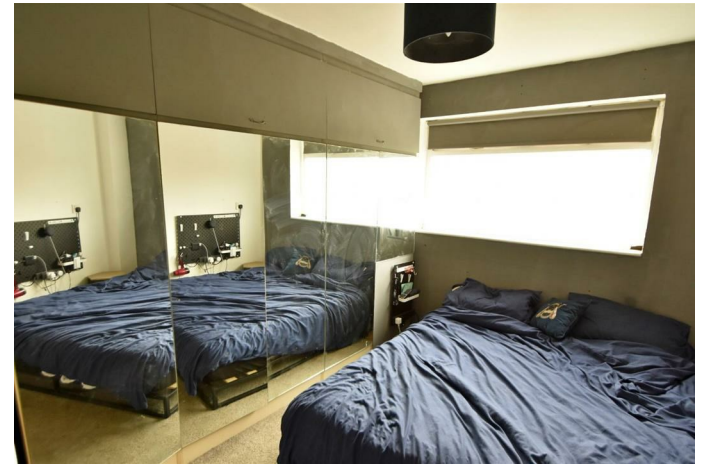
Tenure Leasehold from the residue of 999 years from 1976

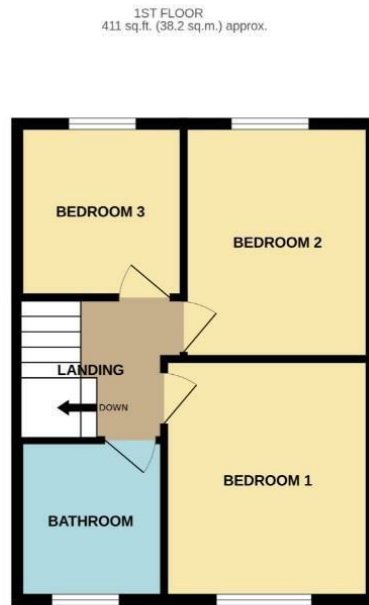
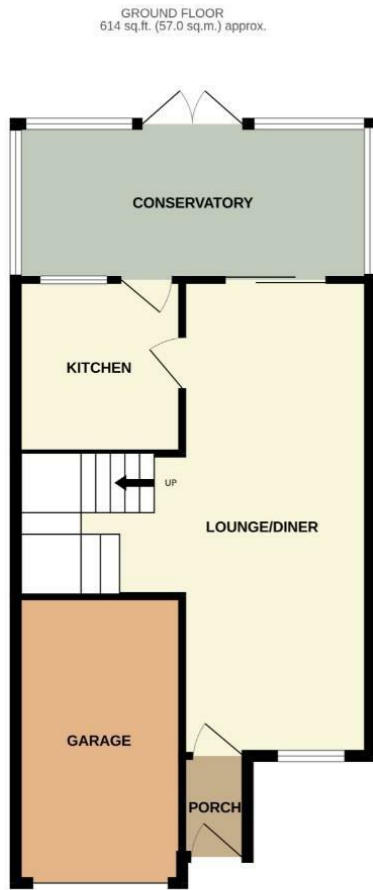
Ground Rent £25 per annum

Council Tax Band B

EPC Rating C







TOTAL FLOOR AREA - 1025 sq.ft. (95.2 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 C2024.

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				(B1-B0) C			
(55-68) D				(B0-B0) D			
(39-54) E				(B0-B0) E			
(21-38) F				(B0-B0) F			
(1-20) G				(B0-B0) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	87	England & Wales		EU Directive 2002/91/EC	71

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