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8 SEFTON STREET
Bury, BL9 6PR
Offers Over £245,000

8 SEFTON STREET

Property at a glance

- BAY FRONTED SEMI-DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- POPULAR SEEDFIELD AREA OF BURY
- OFF ROAD PARKING
- SOUTH FACING REAR GARDEN

Well presented three bedroom, two reception room semi-detached property located in the Seedfield area of Bury just off Walmersley Road. The location offers excellent access to Bury & Ramsbottom centres with local shops, schools and local countryside being close by yet with Junction 1 M66 being only a short drive. In brief the property comprises of: Entrance hall, lounge with wood burning stove, sitting/Dining room with bay window and kitchen. To the first floor are three bedrooms (two being double) and four piece family bathroom. The property benefits from gardens to the front and rear and driveway providing off road parking. The property is ideal for a growing family or first time buyers.

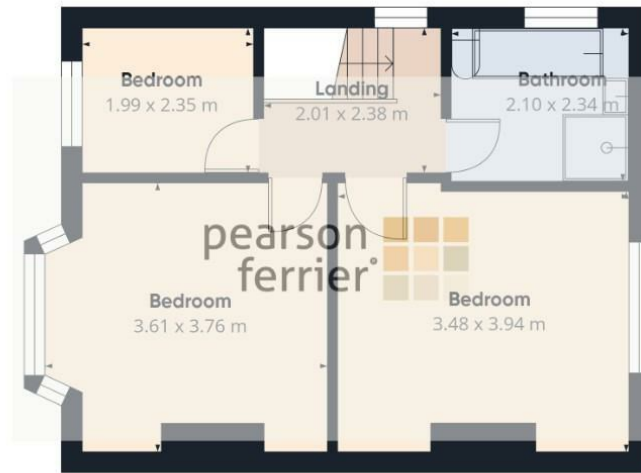
Tenure - Leasehold - 999 years from 24 June 1938
Ground Rent - £12 Per year
EPC-tbc
Council Tax Band - B







Floor 0



Floor 1

Approximate total area⁽¹⁾
81.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (B2 plus) A | | |
| (81-91) B | | | (B1-91) B | | |
| (69-80) C | | | (D4-6) C | | |
| (55-68) D | | | (D3-5) D | | |
| (39-54) E | | | (E3-4) E | | |
| (21-38) F | | | (F1-3) F | | |
| (1-20) G | | | (G1-2) 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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