

# Harrison



## Sales

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## 14 SCHOLES STREET ELTON BURY BL8 2RA

**£89,950**

**5% DEPOSIT INCENTIVE OFFERED BY VENDOR**

- IMPRESSIVE EXT TERRACE HOUSE
- 2 BEDROOMS, GAS C/H, D/GLAZING
- SEPARATE DINING ROOM, FTD KITCHEN
- ENCLOSED YARD TO REAR, NO CHAIN
- PX CONSIDERED FOR LARGER HOME
- VESTIBULE, LOUNGE
- WHITE BATHROOM INC SHOWER
- VIEWING IS HIGHLY RECOMMENDED

10 Bolton Street Bury Lancashire BL9 0LQ



## **14 SCHOLES STREET ELTON BURY BL8 2RA**

### GROUND FLOOR

<b>VESTIBULE</b>	Quarry tiled floor, pine panelled door.
<b>LOUNGE</b>	<b>14' x 13'10"</b> uPVC double glazed, gas fire set on chimney breast, pine and glazed door, radiator.
<b>SEPARATE DINING ROOM</b>	<b>14' x 9'4"</b> Under stairs storage area, pine and glazed double doors to kitchen, radiator.
<b>KITCHEN</b>	<b>13' x 7'</b> uPVC double glazed window, range of fitted wall and base units, worktops with ceramic tiled surrounds, plumbing for automatic washing machine, wall mounted central heating boiler, quarry tiled floor, gas point, radiator.

### FIRST FLOOR

#### LANDING

<b>BEDROOM</b>	<b>14' x 13'8"</b> uPVC double glazed, built in wardrobes, pine panelled door, double radiator.
<b>BEDROOM</b>	<b>9'3" x 9'3"</b> uPVC double glazed, pine panelled doors, radiator.
<b>BATHROOM</b>	uPVC double glazed, white 3 piece suite comprising bath with electric shower fitted over, hand wash basin and w.c, part tiling, pine panelled door, radiator.

#### EXTERNALLY

<b>YARD</b>	Enclosed paved yard.
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**LOCATION:** From Ainsworth Road, Bury turn right onto Newbold Street and 1<sup>st</sup> right into Scholes Street.

All room sizes deemed approximate and are for guidance only

[www.harrison-estates.co.uk](http://www.harrison-estates.co.uk)  
and also on [rightmove.co.uk](http://rightmove.co.uk)



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**PICTURE PAGE**



Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100) <b>A</b>				(92-100) <b>A</b>			
(81-90) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>		55		(39-54) <b>E</b>	48		
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	