

Harrison



Sales

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14 SCHOLES STREET ELTON BURY BL8 2RA

£89,950 NEW PRICE

- 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



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GROUND FLOOR

VESTIBULE	Quarry tiled floor, pine panelled door.
LOUNGE	14' x 13'10" uPVC double glazed, gas fire set on chimney breast, pine and glazed door, radiator.
SEPARATE DINING ROOM	14' x 9'4" Under stairs storage area, pine and glazed double doors to kitchen, radiator.
KITCHEN	13' x 7' 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

BEDROOM	14' x 13'8" uPVC double glazed, built in wardrobes, pine panelled door, double radiator.
BEDROOM	9'3" x 9'3" uPVC double glazed, pine panelled doors, radiator.
BATHROOM	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

YARD	Enclosed paved yard.
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LOCATION: From Ainsworth Road, Bury turn right onto Newbold Street and 1st right into Scholes Street.

All room sizes deemed approximate and are for guidance only

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and also on rightmove.co.uk



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PICTURE PAGE



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(91-100) A				(92-100) A			
(81-90) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		55		(39-54) E		48	
(21-38) F				(21-38) F			
(1-20) G				(1-20) 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	