

## Rochdale Old Road, Bury, BL9

**£85,000**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 1

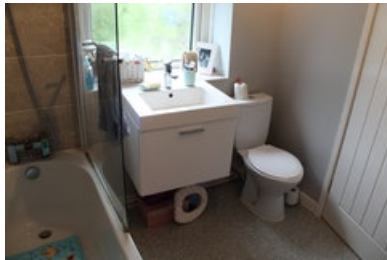
This CHARMING COTTAGE is perfect for FIRST TIME BUYERS, Investors or those looking to DOWNSIZE. The LOUNGE boasts STUNNING CHARACTER with plenty of natural light. It is CONVENIENTLY SITUATED with easy access to local amenities, Bury Town Centre and Fairfield Hospital. The BEDROOM

### Key features:

- GREAT FIRST TIME BUY
- POPULAR CONVENIENT LOCATION
- CLOSE TO AMENITIES
- IDEAL FOR COMMUTING
- CHARMING COTTAGE
- CLOSE TO BURY TOWN CENTRE
- UPVC DG

## Extra info:

- **Property Age:** 99 years
- **Council Tax:** Band A (£1035.48 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Permit Holder

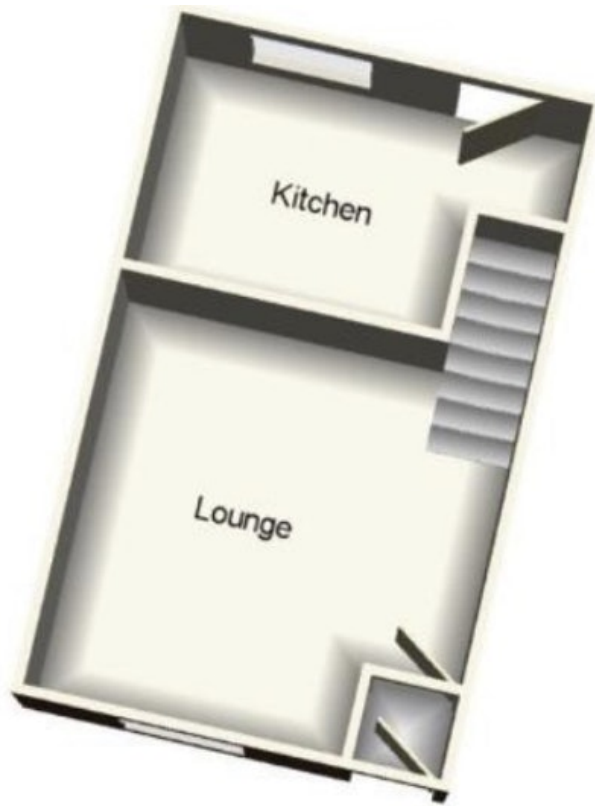


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Room measurements:

- Lounge - 4.02 x 4.13
- Kitchen - 2.2 x 3.1
- Bedroom - 4.16 x 4.02
- Bathroom - 2.16 x 2.18

Floor plan:





Ground Floor



1st Floor

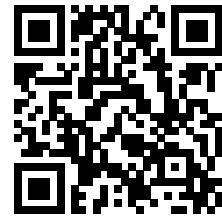
Energy Performance Certificate:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		90
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 to 100) <b>A</b>		93
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	67	
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## MISREPRESENTATION ACT, 1967.

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