

pearson ferrier®

46 VALLEY MILL LANE

Bury, BL9 9BY

Offers In The Region Of £110,000

46 VALLEY MILL LANE

Property at a glance

- MODERN APARTMENT
- ONE BEDROOM
- SECOND FLOOR
- ALLOCATED PARKING
- POPULAR AND CONVENIENT LOCATION
- IDEAL FIRST TIME BUY

Well presented one bedroom, second floor apartment built in approx. 2006 and is located in a convenient position within walking distance to Bury town centre with the Metrolink and bus station offering easy access to Manchester & surrounding towns with the motorway network being only a short drive and Roche Valley Greenway being on your doorstep. In brief the property comprises of, entrance hall, inner hall, open plan lounge/kitchen/diner, double bedroom and bathroom. The property is ideal for a first time buyer or buy to let investment and is offered to the market with no onward chain.

Tenure - Leasehold - 150 years from 1 January 2005
Ground Rent - £284.68 per annum
Service Charge - £100 per month
EPC -C
Council Tax Band - A

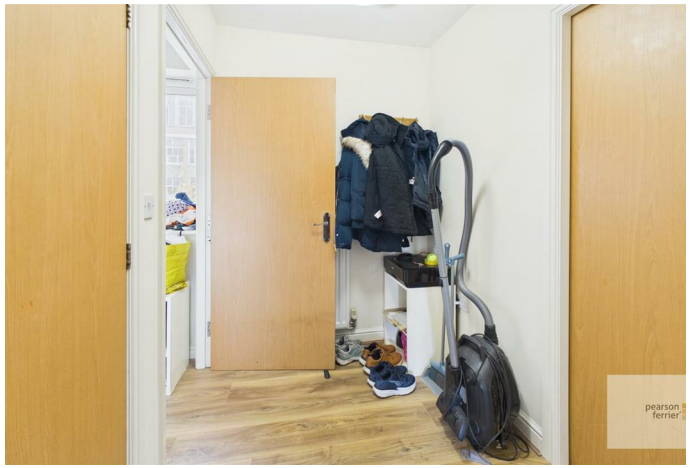






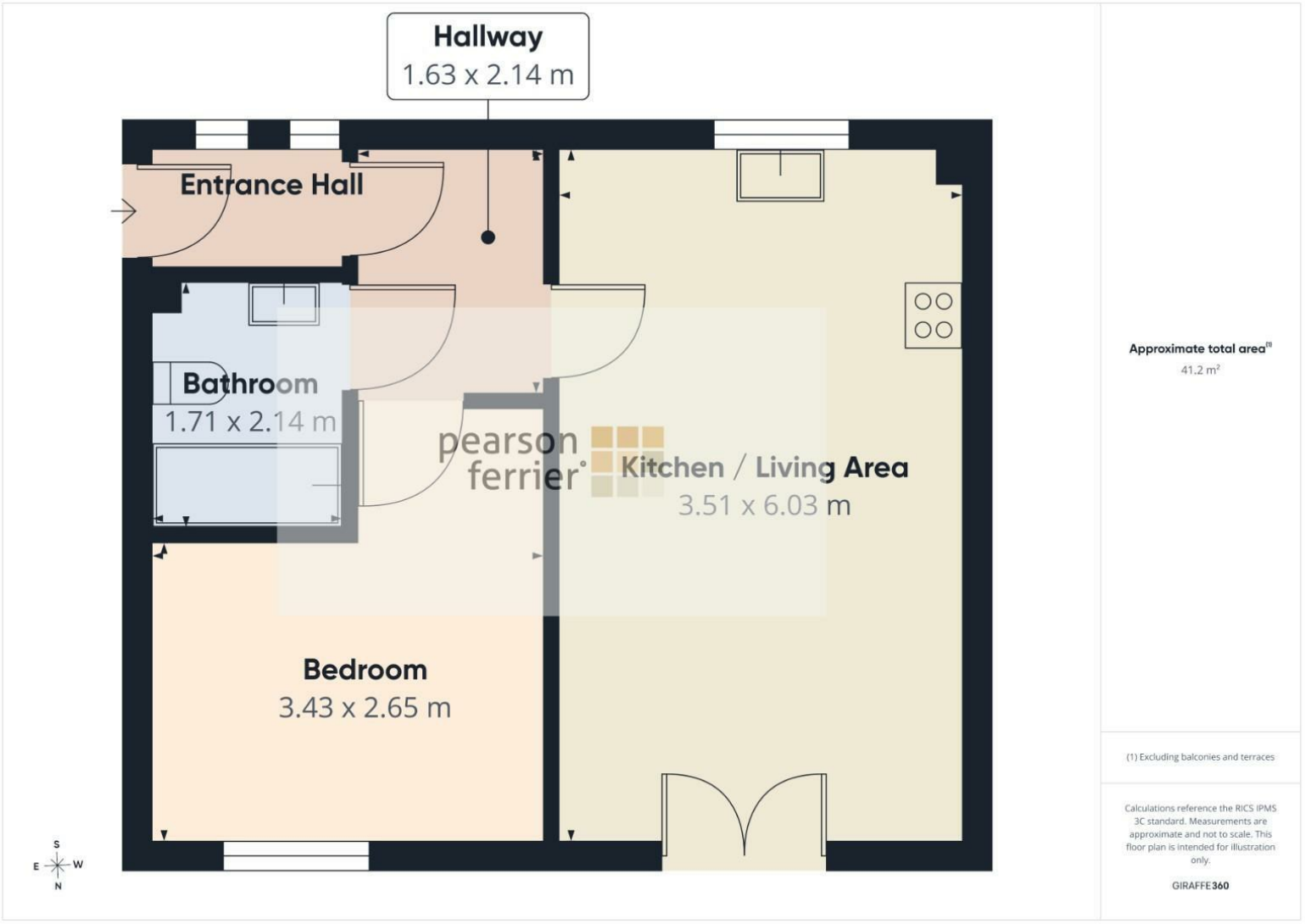







FIRE
EXIT


45
42 to 58
60



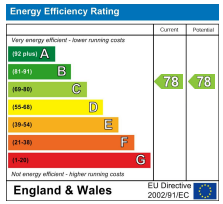
Approximate total area[1]

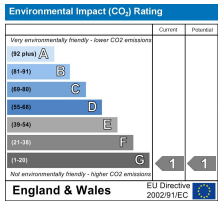
41.2 m²

(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





Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.