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Valley Mill Lane, Bury

**BELVOIR!**

£118,000



### Key Features

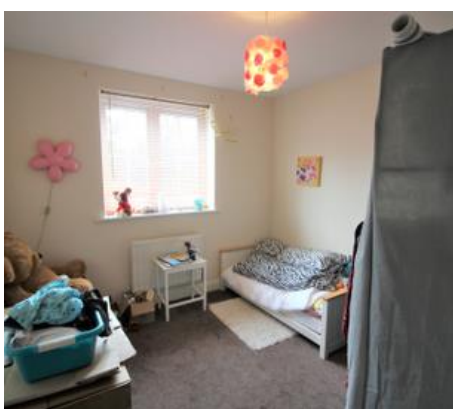
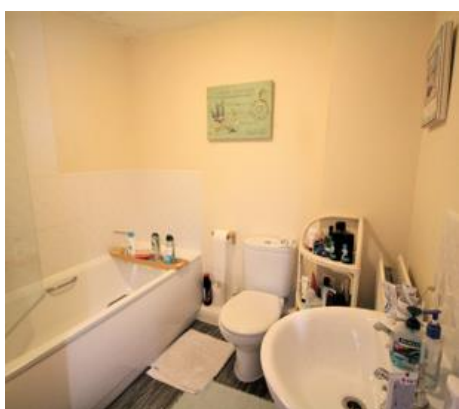
- > FIRST FLOOR APARTMENT
- > TWO BEDROOMS
- > OPEN PLAN LIVING
- > RESIDENTS PARKING
- > JULIET BALCONY
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sales & Lettings are pleased to offer For Sale this two bedroom first floor apartment in Valley Mill Lane, Bury.

The property on offer briefly comprises; entrance hallway, open plan kitchen and living space, two double bedrooms, and family bathroom.

The apartment also benefits from uPVC double glazing, gas central heating, and an allocated parking space.

Well located within easy reach Bury town centre, and plenty of local amenities, your early viewing of this property is strongly recommended.



Hall - With solid wood front door, fitted carpets, wall mounted radiator, two ceiling light points, two uPVC double glazed windows, and storage cupboard.

Open Plan Kitchen & Living (6.09m x 3.42m) - With laminate flooring to the kitchen area and fitted carpets to the living space, two ceiling light points, two wall mounted radiators, uPVC double glazed window, uPVC double glazed french doors to the Juliet balcony, wall and base kitchen units, gas hob, electric oven, stainless steel sink, plumbed for washer, and integrated extractor fan.

Bedroom One (3.82m x 2.65m) - With ceiling light point, wall mounted radiator, uPVC double glazed window, and fitted carpets.

Bathroom (2.13m x 1.70m) - With vinyl flooring, ceiling light point, part tiled, three piece suite of; WC, basin, and bath with shower and glass screen.

Bedroom Two (2.73m x 2.67m) - With ceiling light point, wall mounted radiator, uPVC double glazed window, and fitted carpets.

Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

# BELVOIR!

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