



pearson  
ferrier®



279 ROCHDALE OLD ROAD  
Fairfield, BL9 7SA  
Auction Guide £75,000

# 279 ROCHDALE OLD ROAD

## Property at a glance

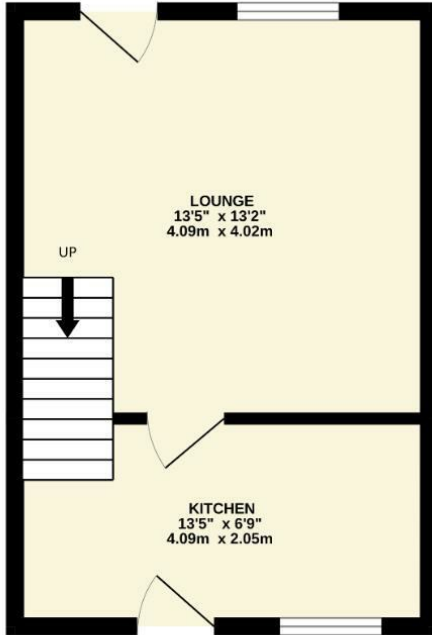
- GUIDE PRICE £75,000 - £85,000
- CLOSE TO FAIRFIELD HOSPITAL
- TENANT IN PLACE AT £7,200PA (£600PCM)
- GOOD ACCESS TO BURY CENTRE

For sale via Pearson Ferrier Auctions starting Tuesday 14th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A terraced property close to Fairfield Hospital. The property is currently rented at £575pcm (£6,900pa) rising to £600pcm (£7,200pa) in March 2024. The property is well placed for commuting, being walking distance to Fairfield Hospital, having good access to M66 motorway and less than two miles from Bury centre with trams to Manchester. The property comprises bedroom, bathroom, lounge and kitchen, with a good sized garden to the rear. The property would be a good buy to let investment with it having a tenant in place it provides immediate income. For viewings please contact Pearson Ferrier. Auction guide price £75,000 - £85,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

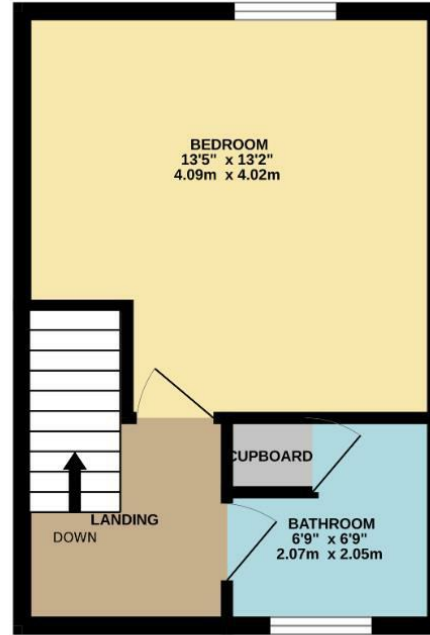




GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

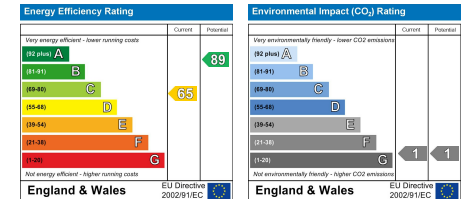


1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



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

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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.