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ferrier®



90 BRITAIN STREET  
Bury, BL9 9PD

Offers In The Region Of £140,000



# 90 BRITAIN STREET

Property at a glance

- MODERN APPARTMENT
- GROUND FLOOR
- TWO BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- ALLOCATED PARKING
- IDEAL FIRST TIME BUY

## GROUND FLOOR APARTMENT

Immaculately presented two bedroom ground floor apartment located in a convenient position just off Manchester Road. The location offers excellent access to Bury, Whitefield and Manchester city centre, with local shops and amenities being on your doorstep and junction 3 M66 being only a short drive. In Brief the property comprises of; Entrance hall, open plan lounge/kitchen/diner, two bedrooms and shower room and it also benefits from allocated parking. The property is an ideal for a first time buyer or someone looking to downsize.

Leasehold 999 years from 1st January 2003

Ground Rent £150

Service charge £100 PCM

Council Tax Band - A

EPC - tbc





GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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 i2024

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(69-81) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(45-54) <b>D</b>			
(39-54) <b>E</b>				(21-44) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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)



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