



pearson  
ferrier®



8 APPLEWOOD HOUSE  
Manchester Road, BL9 9JS  
£145,000

# 8 APPLEWOOD HOUSE

Property at a glance

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- GATED DEVELOPMENT
- NO ONWARD CHAIN
- GCH & DOUBLE GLAZED

Two double bedroom second floor apartment located on a secure gated development just off Manchester Road. The location offers excellent transport links to Bury & Manchester with local shops schools and amenities being on your door step. In Brief the property comprises of; Hall, inner hall, open plan lounge/kitchen/diner, two double bedrooms and family bathroom. The property has allocated parking, communal gardens and is an ideal first time buy or for someone looking to downsize.

Leasehold - 999yrs - 980 years remaining

Service charge - £115 per month

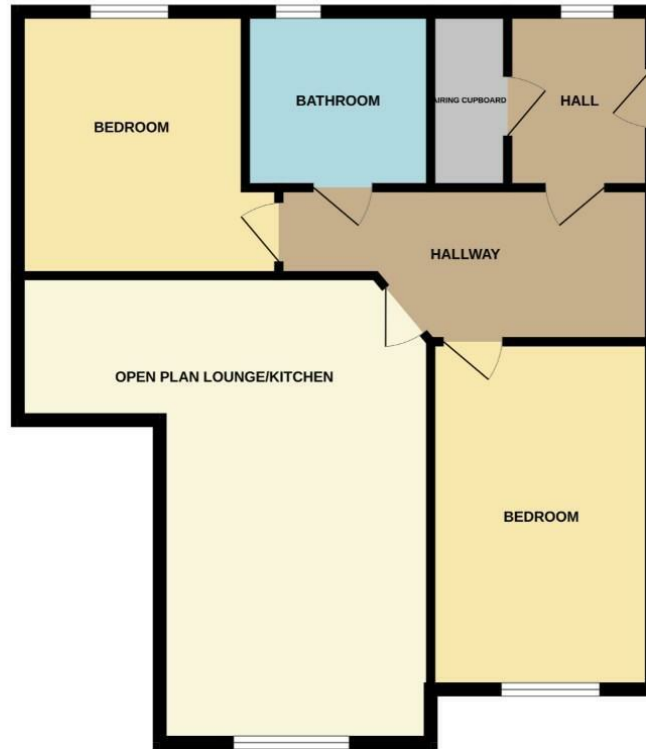
EPC-C

Council Tax Band B

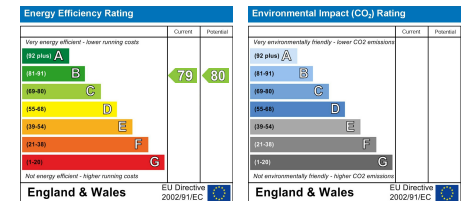




GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq ft. (68.2 sq.m.) approx.  
While 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 read 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 1/2024



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.