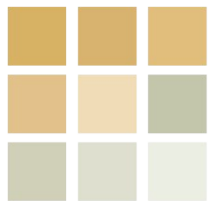




pearson
ferrier®



6 RAKE STREET
Bury, BL9 5EH

Offers In The Region Of £150,000

6 RAKE STREET

Property at a glance

- TRADITIONAL TERRACE
- TWO DOUBLE BEDROOMS
- LOUNGE, KITCHEN/DINER & UTILITY ROOM
- NO ONWARD CHAIN
- CONVENIENT LOCATION
- IDEAL FIRST TIME BUY

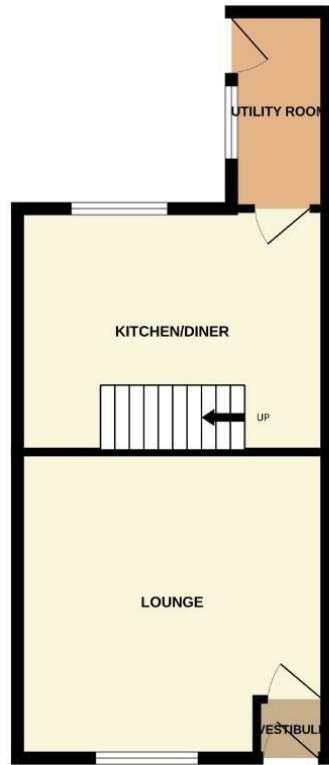
Well presented two double bedroom mid terrace property located in a convenient position just off Walmersley Road. The location is within walking distance to Bury town centre with local shops, schools and amenities being close by & Clarence Park being on your doorstep. In brief the property comprises of; Entrance hall, lounge, kitchen/diner and utility room. To the first floor are two double bedrooms and family shower room, with garden to the front and an enclosed yard to the rear. The property is offered to the market with no onward chain and is an ideal first time buy.

Leasehold for the residue of 999 years
EPC-C
Council Tax Band A

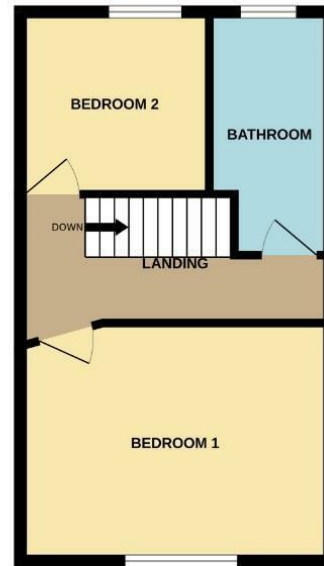




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.

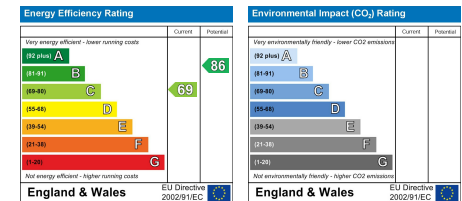


1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 12/2024.



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

www.pearsonferrier.co.uk



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.