



pearson
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16 MAUDSLEY STREET
Bury, BL9 0SZ
£175,000

16 MAUDSLEY STREET

Property at a glance

- EXTENDED TERRACE
- BURY TOWN CENTRE
- WALKING DISTANCE TO THE METROLINK
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- IDEAL FIRST TIME BUY

An immaculately presented two bedroom, two reception room mid terrace property located in a convenient position just off Manchester Road. The property is within walking distance to the Metrolink network, bus interchange and the centre of Bury with all its amenities, shops, bars & restaurants and also other with local shops and schools being on your doorstep. The property is an ideal first time buy and briefly comprises of; Vestibule, Entrance hall, lounge & dining room opening into the extended kitchen. To the first floor are two good sized bedrooms with the main bedroom having fitted wardrobes and a spacious family shower room. The property benefits from garden to the front and spacious low maintenance yard to the rear with tiered decked patios.

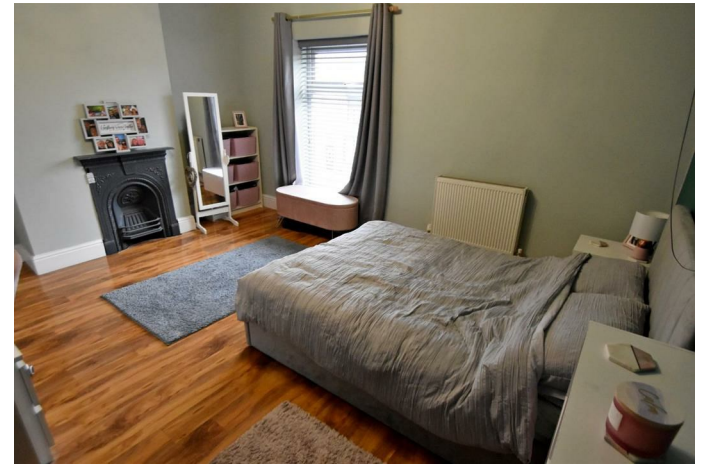
Leasehold - 990 Date Term : 990 years (less 1 day)
from 24 December 1921

Ground Rent £2.50 per annum

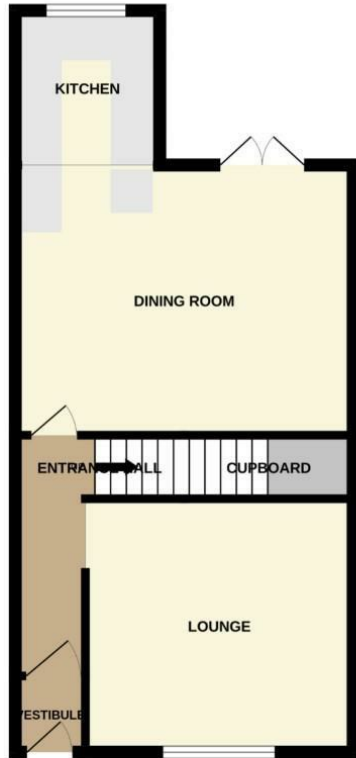
EPC-D

Council Tax Band - A





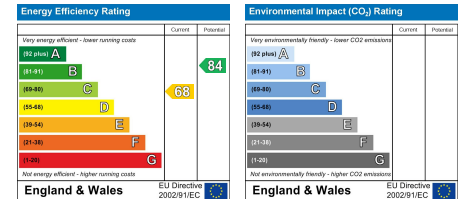
GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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.
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