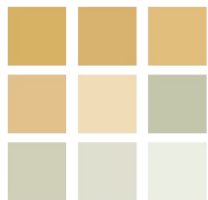




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37 BUCKLEY GRANGE, BARON STREET
Bury, BL9 0TY
£130,000

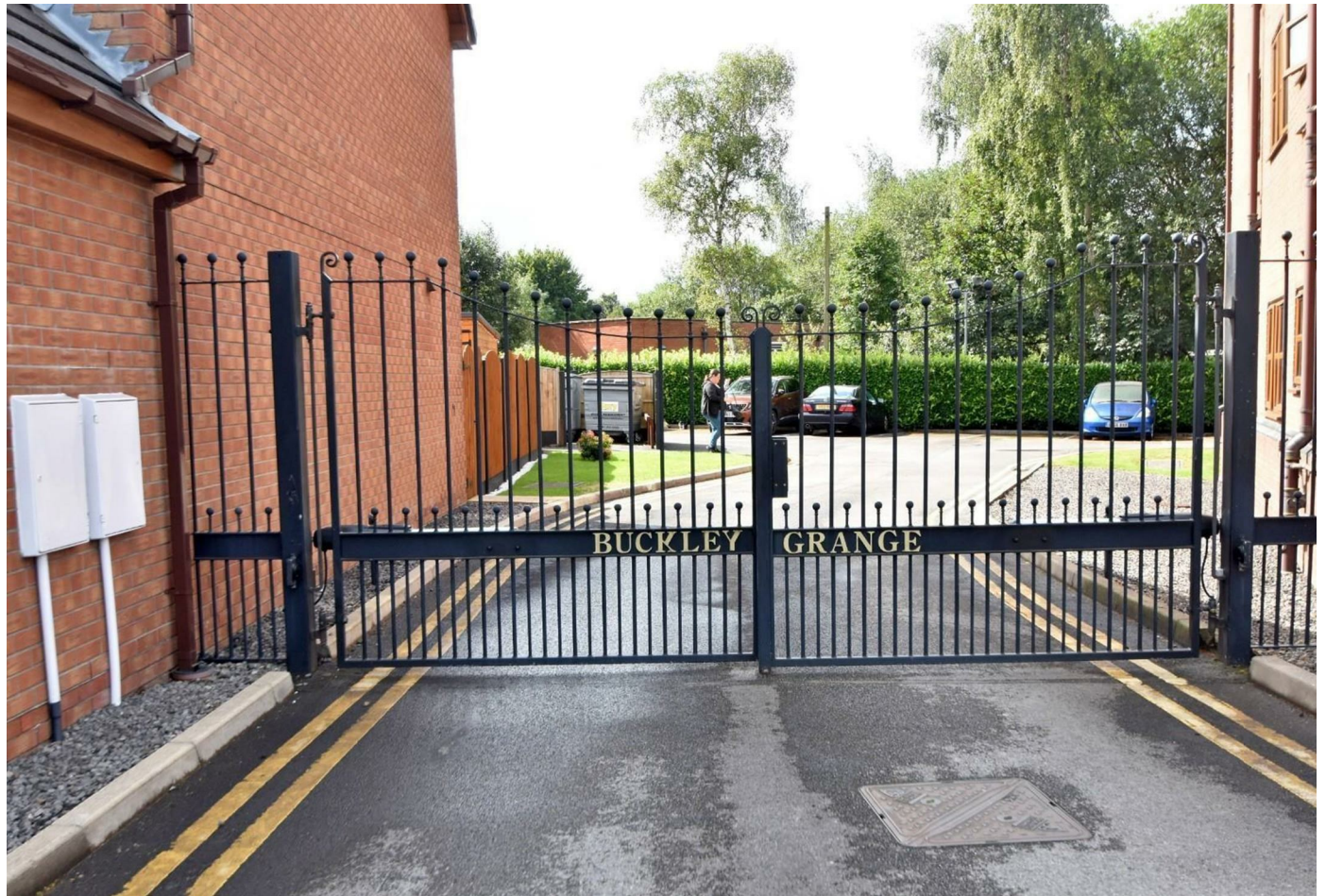
37 BUCKLEY GRANGE, BARON STREET

Property at a glance

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- GATED DEVELOPMENT
- CLOSE TO THE METROLINK
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- NO ONWARD CHAIN

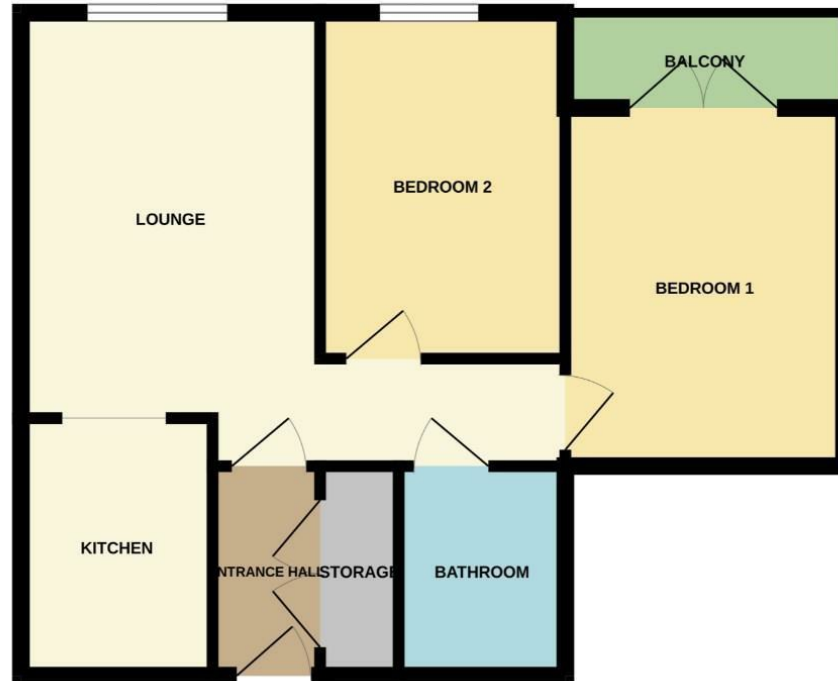
Well presented, two bedroomed second floor apartment with allocated secure gated parking and one of only two apartments with a balcony located in a convenient position just off Manchester Road. The property is in walking distance to the Metrolink network and the centre of Bury with all its amenities and other local shops and schools being on your doorstep. In brief the property comprises of; Entrance hall, lounge, separate kitchen, two bedrooms and bathroom. The property benefits from being warmed by gas fired central heating, double glazing throughout, with allocated secure parking via electric gates and communal gardens. The property is being sold with no onward chain and is ideal for first time buyers, downsizers or buy to let investment.

Leasehold - 999yrs from 2003
Ground Rent £100 per annum
Service charge - £72.13 per month
Council Tax band - A





GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 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 Metropax v2004

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.