



56 DERBY COURT
Bury, BL9 6WG
Offers In The Region Of £150,000

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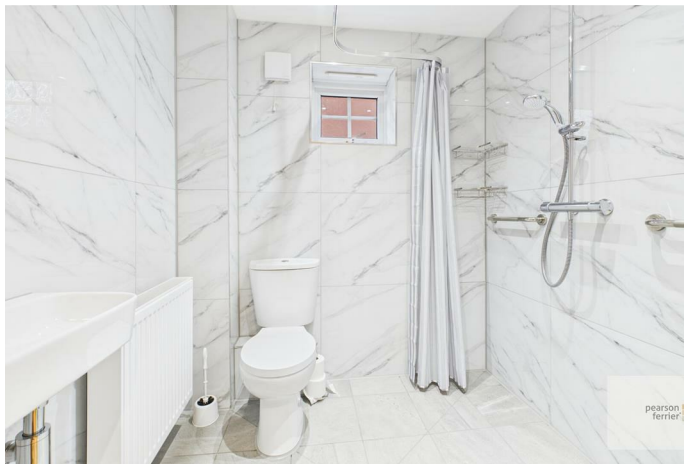
Property at a glance

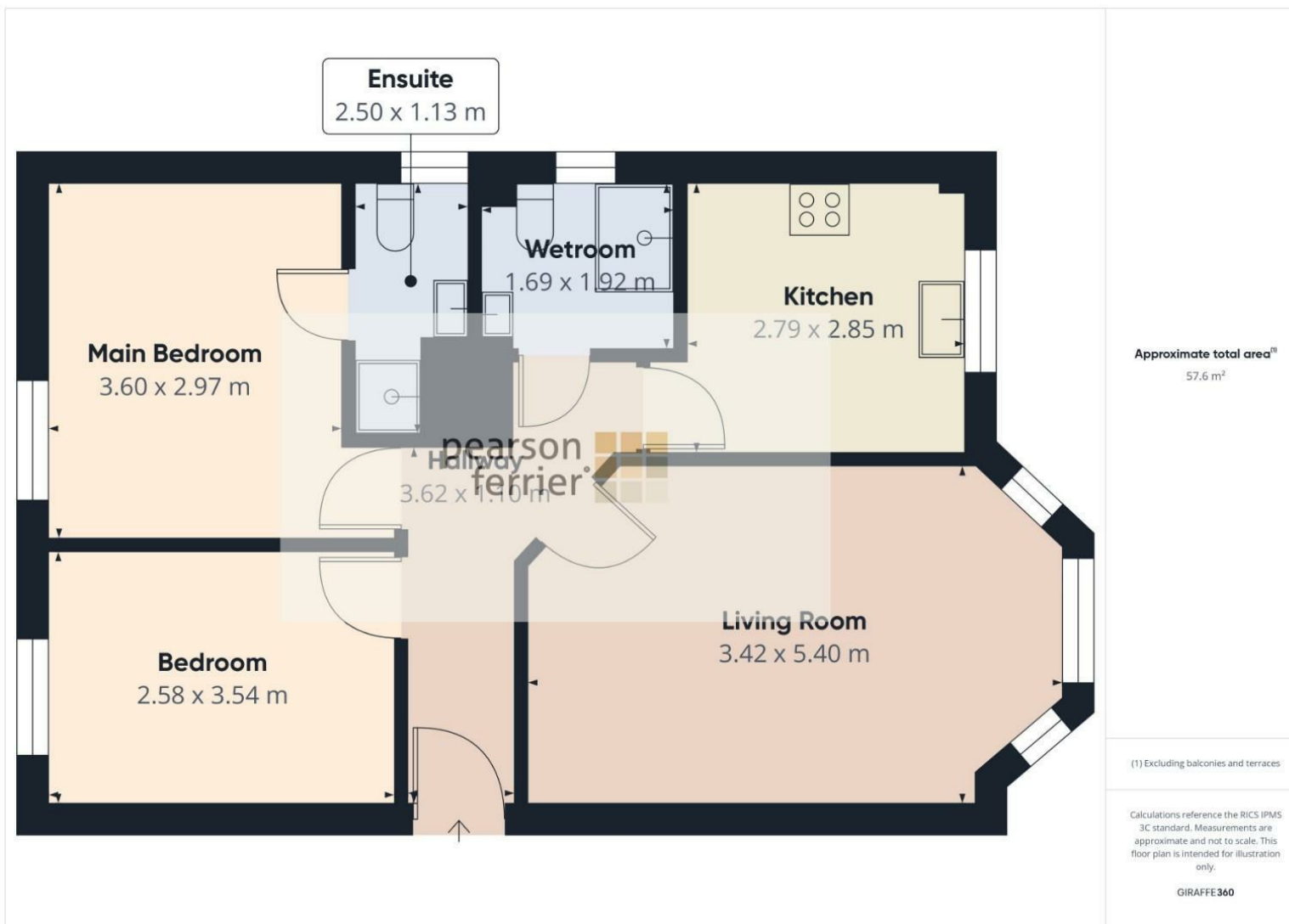
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOM (main ensuite)
- LOUNGE & SEPARATE KITCHEN
- NO ONWARD CHAIN
- WET ROOM FITTED 2025
- BOILER UPGRADED 2024

Ground floor apartment with two bedrooms (master en suite) located in a select development just off Walmersley Road, close to Bury town centre. The property is well placed for access to the North West motorway network and within walking distance to local shops, Clarence Park and Bury Lido. The accommodation is very well presented has recently had the heating system upgraded (2024) & Wet room (installed 2025) In brief the property comprises of: Entrance hall, lounge with bay window, separate kitchen, two bedrooms (main bedroom en-suite) and wet room. Externally there are communal gardens & parking space and is sold with no onward chain. The property would be ideal for first time buyers, buy to let investors or those looking for one level living.

Tenure - Leasehold 155 years from 28th January 2004
Ground Rent - £140
Service Charge £129 per month
Council Tax Band - B
EPC-tbc







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 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			
49-54 E			
41-48 F			
31-40 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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