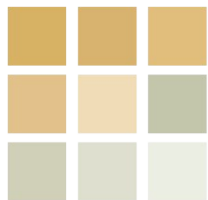




pearson
ferrier®



22 LAVENHAM CLOSE
Bury, BL9 8DP
Offers Over £100,000

22 LAVENHAM CLOSE

Property at a glance

- stunning & newly refurbished first floor purpose built flat
- one generous sized bedroom with fitted wardrobes
- PVC double glazing & electric heating system
- spacious lounge
- newly installed shaker style kitchen with integrated appliances
- stunning newly installed shower room
- newly plastered & decorated throughout
- communal gardens & parking
- offered for sale with vacant possession and no onward chain
- viewing a must!!!

CASH BUYERS ONLY

Pearson Ferrier are delighted to bring to the market this stunning and newly refurbished first-floor purpose-built flat, ideally suited to Buy-to-Let property investors with an expected rental potential of circa £800–£825 PCM.

This immaculate one-bedroom purpose built flat has been refurbished to a high standard throughout and is conveniently located for access to a wide range of local amenities, including shops, schools, and excellent transport links — Whitefield Metrolink Station is only a short walk away, providing easy access to Manchester City Centre and surrounding areas.

The accommodation comprises a spacious lounge, a newly installed shaker-style kitchen with integrated appliances, a modern stylish shower room, and a generous double bedroom with fitted wardrobes. The property benefits further from PVC double glazing, electric heating, and communal gardens and parking.

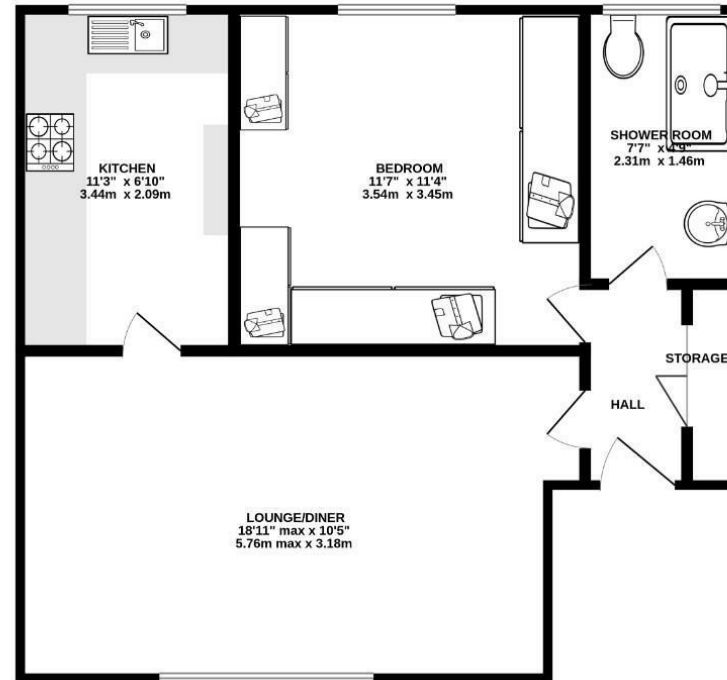
Finished to an exceptional standard this is a fantastic investment opportunity for cash buyers.

Early viewing is highly recommended to fully appreciate the quality and finish of this superb flat.

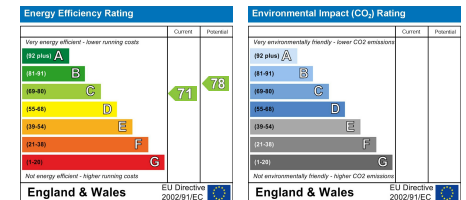




GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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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.