



pearson
ferrier®



THE SHIPPON BAST HOUSE FARM,
BURY, BL9 5LZ
£1,500

BAST HOUSE FARM, MANCHESTER ROAD

Property at a glance

- Fantastic location
- Open plan living
- Two double bedrooms
- Four piece bathroom
- Newly renovated
- Parking for 2 cars

The Shippon, is a stunning 2 bed barn conversion which has been finished to an extremely high standard throughout. The stone built property sits on a newly developed complex surrounded by countryside yet only a short drive from the main road and motorway links. The property offers ample space with a huge open plan kitchen/dining/living space, 2 double bedrooms, a family bathroom, ensuite and utility room. Underfloor heating is supplied throughout, with gas central heating and double glazed windows. Integrated items in the kitchen include the oven, microwave, dishwasher, fridge, freezer, wall and base units and sink&drainer. BT superfast broadband is wired ready to be installed too. To the front of the property is an enclosed stoned path, lawned area and parking for 2 cars. EPC: B Council Tax band: TBC A holding deposit equivalent to 1 weeks rent is required on application The minimum required annual income for this property is £45,000 (2.5x the annual rent)

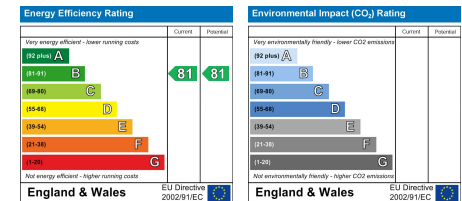




GROUND FLOOR



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: Neopros v2024



Ramsbottom Office
 11 Bolton Street, Ramsbottom, BL0 9HU
 Telephone: 01706 822630
 Fax: #
 Email: ramsbottom@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.