



pearson
ferrier®

A color palette consisting of nine squares arranged in a 3x3 grid. The colors are various shades of beige, tan, and light green.

THE STABLES BAST HOUSE FARM MANCHESTER

Bury, BL9 5LZ

£1,295

BAST HOUSE

FARM MANCHESTER ROAD

Property at a glance

The Stables, is a superbly presented 2 bed ground floor apartment 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 good sized open plan kitchen/dining/living space, 2 double bedrooms, a family bathroom and utility room. Underfloor heating is supplied throughout, with gas central heating and double glazed windows. Integrated items in the kitchen include the oven, 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 onsite parking for 2 cars.

EPC: B

Council Tax band: TBC

A holding deposit equivalent to 1 weeks rent is required on application





GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-54) D			
(39-54) E				(E2-46) E			
(21-38) F				(F1-35) F			
(1-20) G				(G1-29) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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