



Derby Court, Bury, BL9 6WG Price £125,000

A SUPERB, SPACIOUS, TWO BEDROOM, FIRST FLOOR APARTMENT situated on a modern development in a sought-after area within Bury. Situated just off Walmersley Road it is within walking distance to Bury Town Centre as well as having great access to local amenities, bus routes, the tram, and the motorway networks (M60, M66, M61, M65). The property comprises; a hallway, a generous kitchen/lounge/diner with a feature electric fireplace to the lounge area and integrated appliances to the kitchen, two double bedrooms with built in furniture, a three-piece bathroom suite and an ensuite to the main bedroom. The property benefits from electric heating, double glazing, security key entry and intercom access. Externally there is an allocated car parking space, access to visitor spaces, communal gardens, and only a short walk to Clarence Park.

This property is also suitable for investors as there is a potential income of £9600.00 per annum.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. This property has no onward chain.

Kitchen/Lounge

20'8" x 14'9" (6.30 x 4.50)

Bedroom

13'5" x 10'5" (4.10 x 3.20)

Bathroom

5'6" x 6'2" (1.70 x 1.90)

Ensuite

3'7" x 7'10" (1.10 x 2.40)

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

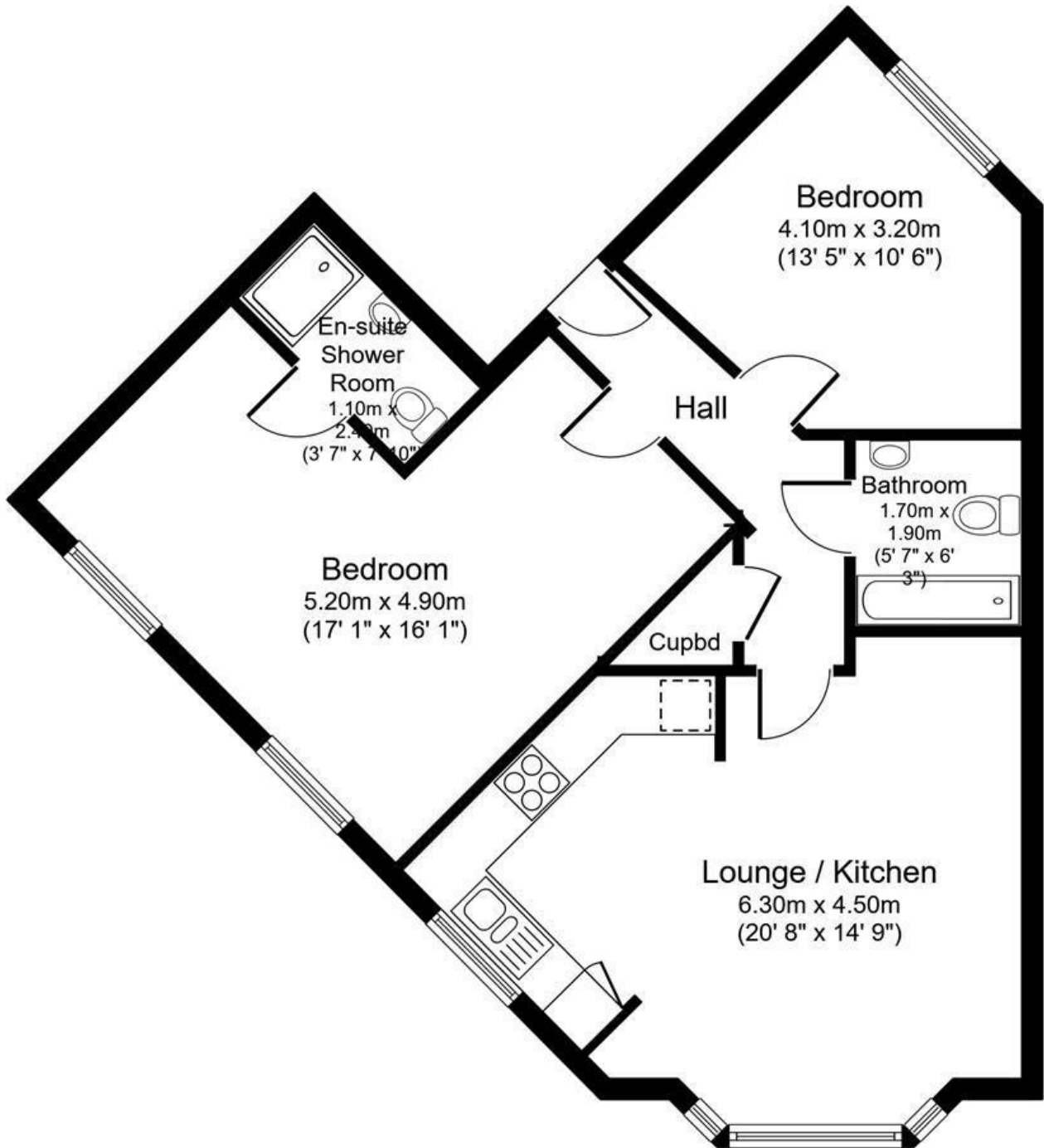
Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

Total floor area 67.8 sq.m. (730 sq.ft.) approx



Floor Plan

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