



## Birch Street, Bury, BL9 5AL

### Price £130,000

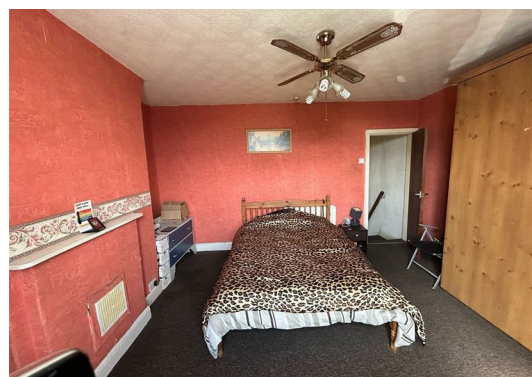
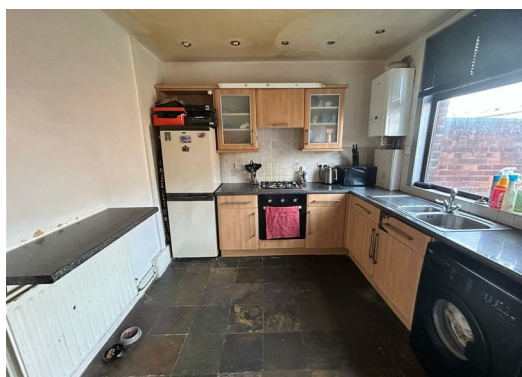
Lifestyle Sales and Lettings are delighted to present this two-bedroom mid-terrace property, ideally situated just off Walmersley Road and within easy walking distance of Bury Town Centre.

Perfectly positioned for convenient access to local amenities, reputable schools, and excellent transport links into Manchester City Centre and surrounding areas, this home offers both practicality and potential.

Whether you're a first-time buyer, downsizer, or investor, this property presents a fantastic opportunity. In need of modernisation, it allows the new owner to add their personal touch and create a home tailored to their taste and needs.

The property comprises vestibule, lounge, kitchen, two bedrooms and a three-piece shower suite. The property benefits from gas central heating, double glazing where specified, a front garden area and an enclosed rear yard as well as street parking to the front of the house.

Early viewing is highly recommended to fully appreciate the potential on offer – a must-see!





**Lounge**  
14'5" x 12'9" (4.40 x 3.90)

**Kitchen**  
11'5" x 9'6" (3.50 x 2.90)

**Bedroom 1**  
14'5" x 12'9" (4.40 x 3.90)

**Bedroom 2**  
6'2" x 9'6" (1.90 x 2.90)

**Shower Room**  
4'11" x 6'10" (1.50 x 2.10)

#### 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 - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion or with sitting Tenant. T.B.C.

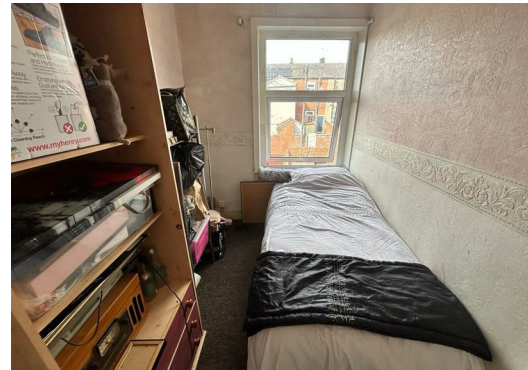
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

#### Important Information for Successful Buyers:

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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