



Valley Mill Lane, Lancashire, BL9 9BY Offers In Excess Of £125,000

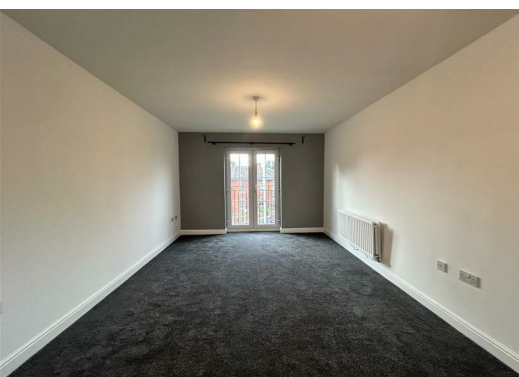
A MUST VIEW FOR FIRST TIME BUYER's, DOWNSIZERS, OR INVESTORS*

A WELL PRESENTED, RECENTLY REFURBISHED, two DOUBLE bedroom, TOP FLOOR apartment situated on the Valley Mill Lane estate within proximity of Bury Town Centre, The Rock Shopping complex, leisure facilities, local amenities, parks etc. The apartment is situated on a popular development with great access to the motorways, Bury Interchange, Metrolink and the many bus links. The property has new decor, new carpets, and new vinyl throughout.

The Accommodation briefly comprises; entrance hallway/porch, inner hallway, fitted kitchen with an open plan lounge with uPVC doors leading to the Juliet balcony, a three-piece bathroom suite with a shower over the bath and two bedrooms. Externally the property has access to the communal gardens and there is allocated parking. The property benefits from uPVC double glazing, gas central heating and intercom access to the block.

The property is suitable for investors as it has a potential income per annum of £10,200.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Porch

3'7" x 5'6" (1.10 x 1.70)

Kitchen/Lounge

20'0" x 15'1" (6.10 x 4.60)

Bedroom 1

12'5" x 8'10" (3.80 x 2.70)

Bedroom 2

12'5" x 8'10" (3.80 x 2.70)

Bathroom

6'10" x 5'6" (2.10 x 1.70)

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

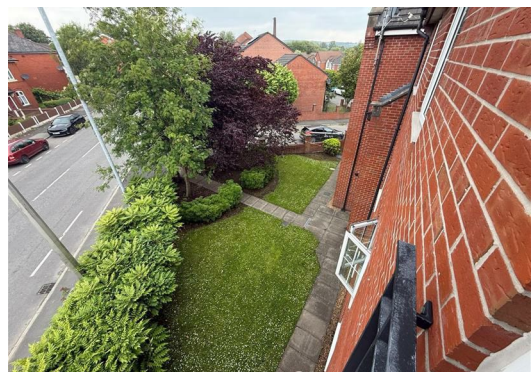
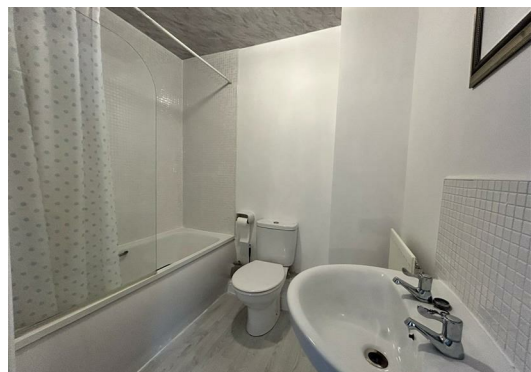
Viewing:

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(89-91) B			(81-91) B		
(85-88) C			(55-80) C		
(82-84) D			(55-68) D		
(79-81) E			(39-54) E		
(76-78) F			(31-38) F		
(73-75) G			(1-29) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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