



Bell Lane, Bury, BL9 6HS Offers Over £150,000

Recently Refurbished Three Bedroom Terrace – No Onward Chain

Lifestyle Sales and Lettings are delighted to present this well-presented, spacious three-bedroom terraced home, ideally positioned just off Bell Lane in Bury. The property is within walking distance of Bury Town Centre and offers excellent access to local amenities, bus and tram links, and major motorway networks (M66, M65, M62 & M61).

Having been recently refurbished throughout, the accommodation briefly comprises: entrance hallway, modern fitted kitchen, a generously sized lounge, three bedrooms, and a stylish three-piece bathroom suite with shower over bath and contemporary black fittings.

The property further benefits from:

Gas central heating and double glazing, brand new kitchen and bathroom suite, new flooring and fresh decoration throughout and an enclosed rear yard with off-road parking.

This home will appeal to first-time buyers, downsizers, and investors, with strong demand in the area, particularly for three-bedroom properties at this price point.

Offered with vacant possession and no onward chain, early viewing is highly recommended to avoid disappointment.

Kitchen/Dining Room
16'8" x 9'10" (5.10 x 3.00)

Lounge
14'9" x 13'5" (4.50 x 4.10)

Bedroom
10'9" x 9'6" (3.30 x 2.90)

Bathroom
5'6" x 6'6" (1.70 x 2.00)

Bedroom
10'5" x 14'1" (3.20 x 4.30)

Bedroom
7'6" x 12'9" (2.30 x 3.90)

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

998 years from 24th December 1877

To be confirmed by the Vendor's Solicitors

Possession:

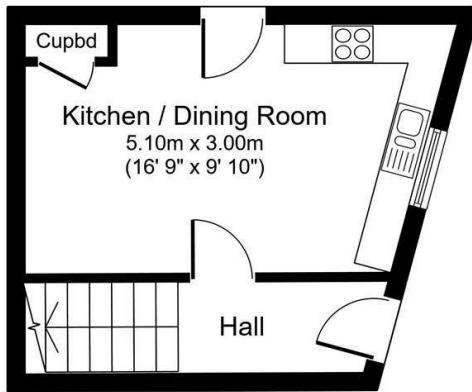
Vacant possession upon completion

Viewing:

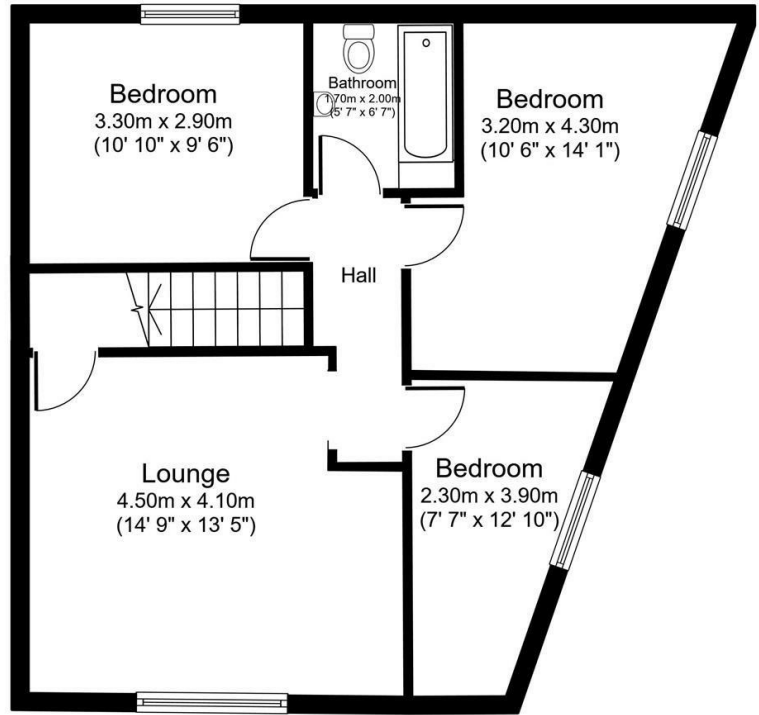
Viewing strictly by appointment through Lifestyle Sales and Letting

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.

Total floor area 76.7 sq.m. (826 sq.ft.) approx



Ground Floor



First Floor

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