



Newby Close, Bury, BL9 9GG

Price £130,000

Nestled in a popular residential area just off Gigg Lane, this well-presented two-bedroom, second floor apartment offers comfortable, modern living within easy reach of Bury Town Centre. Perfect for first-time buyers, those looking to downsize, or investors seeking a ready-to-go property, this home combines convenience with contemporary style.

The apartment features a bright and spacious open plan lounge, dining area and kitchen designed for modern living, with balcony doors overlooking the development. The kitchen is fitted with a range of wall and base units, ideal for entertaining or relaxing evenings at home. There are two generous, well-lit bedrooms and a three-piece bathroom suite featuring a bath with a shower. The property also benefits from an allocated car parking space for added convenience.

Situated close to local shops, amenities and excellent transport links, this apartment offers great connectivity for commuters and those working locally. Bury Town Centre, with its vibrant market, shopping and leisure facilities, is just a short drive away.

Ideal for first-time buyers looking for an affordable and spacious home, downsizers seeking a manageable, low-maintenance property, or investors looking for a property with strong rental potential in a sought-after area.

Early viewing is highly recommended to appreciate all that this fantastic apartment has to offer.

Lounge/Kitchen

14'5" x 21'11" (4.40 x 6.70)

Bedroom 1

14'9" x 10'5" (4.50 x 3.20)

Bedroom 2

10'5" x 7'2" (3.20 x 2.20)

Bathroom

5'10" x 7'6" (1.80 x 2.30)

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 or with the current Tenant in place

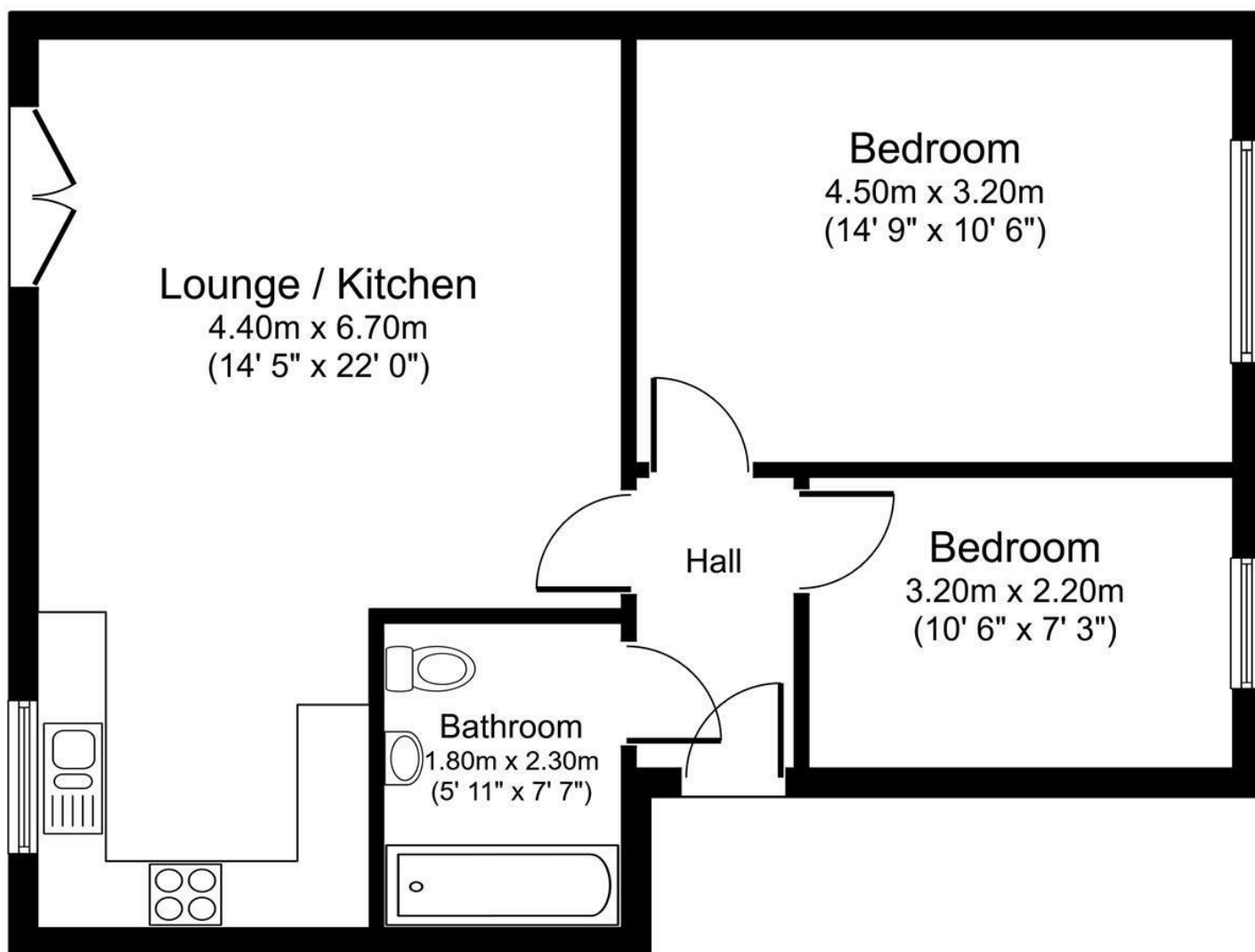
Viewing:

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 54.8 sq.m. (590 sq.ft.) approx



Floor Plan

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

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



Head Office: 121 Whalley Road Ramsbottom, BL0 0DG

Telephone: 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk