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Plan produced using PlanUp.



Parr Lane, Bury, BL9 8LW

£125,000

NEUTRALLY FINISHED TWO-BEDROOM FIRST FLOOR APARTMENT

This two-bedroom first floor apartment is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded school's and major commuter routes, making it ideal for a professional couple. The property boasts a spacious reception room, and two well sized bedrooms.

Comprising briefly ; entrance through a call to access door, to the first floor; entrance through a hard wood door into the hall way which provides access to two bedrooms, a bathroom, the kitchen and the reception room. Externally, the property has an allocated parking space and a communal gardens.

For further information, or to arrange a viewing please call our Sales team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	83
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- EPC Rated C
- Council Tax Band A
- Leasehold Property
- Communal Gardens
- One Parking Space
- Two Bedrooms

Ground Floor

Hall

20'01 x 2'10 (6.12m x 0.86m)

Doors to two bedrooms, kitchen, bathroom, reception room, spotlights, smoke alarm.

Bedroom One

11'03 x 10'00 (3.43m x 3.05m)

UPVC double glazed window, electric heater.

Bedroom Two

11'08 x 7'01 (3.56m x 2.16m)

UPVC double glazed window, electric heater.

Bathroom

8'05 x 4'07 (2.57m x 1.40m)

UPVC double glazed frosted window, panel bath with direct feed rainfall shower, rinse head and mixer tap, vanity top wash basin with mixer tap, dual flush WC, UPVC tile effect elevations, UPVC clad elevations, spotlights, tile effect vinyl flooring.

Kitchen

8'03 x 7'05 (2.51m x 2.26m)

UPVC double glazed window, mix of wall and base units, one bowl sink with drainer and mixer taps, space for fridge/freezer, plumbing for washing machine, induction hob, full tiled elevations, laminate worktops, tile effect floor, spotlights.

Reception Room One

14'07 x 11'03 (4.45m x 3.43m)

UPVC double glazed window, electric heater, coving.

Externally

One parking space, communal garden.

