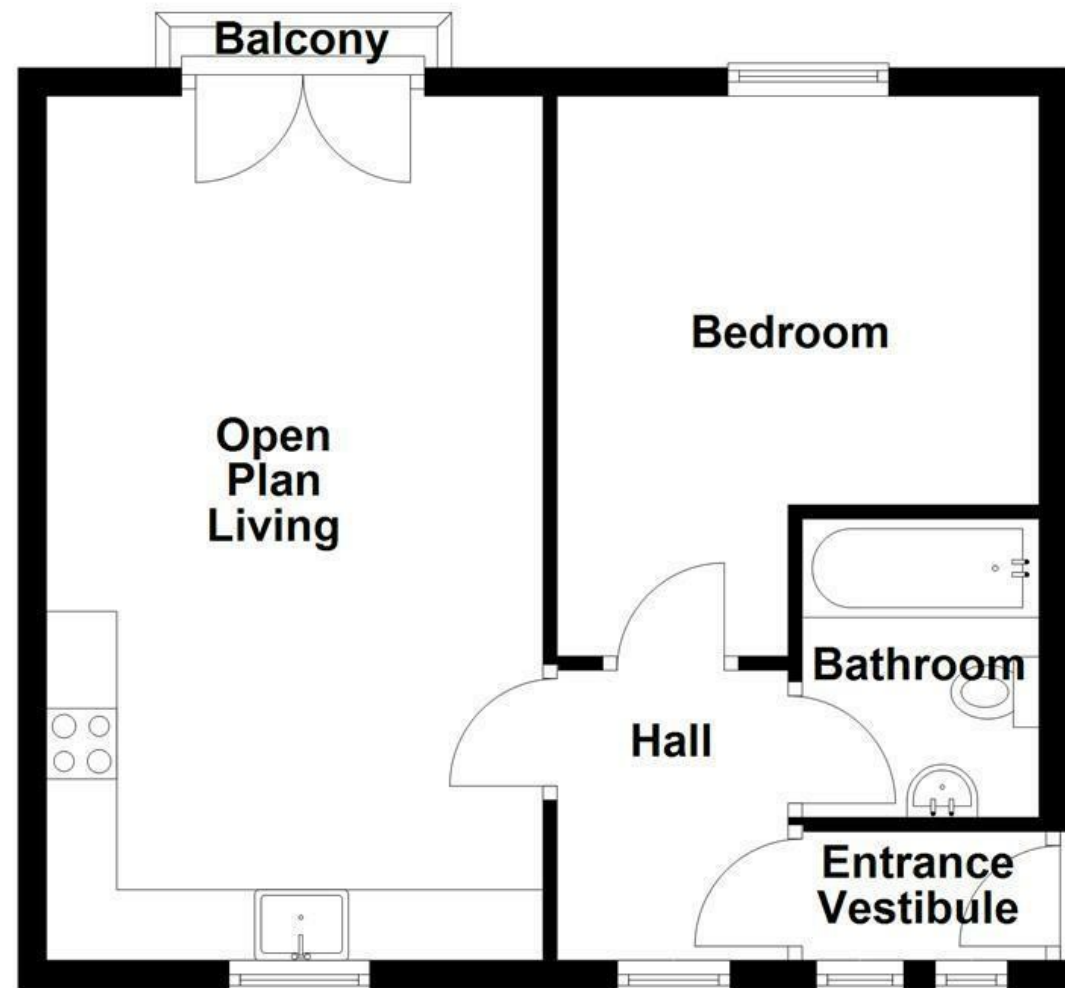


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Valley Mill Lane, Bury, BL9 9BY

Asking Price £115,000

OPPORTUNITY TO BE DISCOUNTED TO £80,500 THROUGH BURY COUNCIL AFFORDABLE HOUSING SCHEME - certain criteria to be met on this listing. Please contact agent to discuss further details.

SPACIOUS AND MODERN APARTMENT

Welcome to this charming one-bedroom apartment located on Valley Mill Lane in Bury. This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. The apartment features a modern kitchen and bathroom, adding a touch of luxury to your everyday life.

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. Whether it's shopping, dining, or leisure activities, this location offers the best of urban living.

One of the highlights of this property is the private parking, providing you with a secure and convenient place to park your vehicle. Additionally, being situated on a quiet estate ensures a peaceful and serene environment for you to enjoy.

Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

Valley Mill Lane, Bury, BL9 9BY
Asking Price £115,000

 1  1  1  C

- Apartment
 - Kitchen With Range Of Appliances
 - Leasehold
- One Bedroom
 - Three Piece Bathroom
 - Council tax Band: A
- Open Plan Living
 - Allocated Parking Space
 - EPC Rating: C

Ground Floor

Vestibule
5'7 x 3'6 (1.70m x 1.07m)
UPVC entrance door, two UPVC double glazed windows and door to hall.

Hall
7' x 5'4 (2.13m x 1.63m)
UPVC double glazed window, doors to open plan living, bedroom and bathroom.

Open Plan Living
19'11 x 11' (6.07m x 3.35m)
UPVC double glazed window, central heating radiator, range of white wall and base units, wood effect worktops, stainless steel sink with mixer tap, integrated electric oven, four ring electric hob, extractor hood. tiled splash back, integrated dishwasher, plumbing for washing machine, space for fridge freezer, part tiled floor, part laminate floor and UPVC French doors to Juliette balcony.

Bedroom
12'6 x 11'5 (3.81m x 3.48m)
UPVC double glazed window, central heating radiator and laminate floor.

Bathroom
6'11 x 5'6 (2.11m x 1.68m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and laminate floor.

External

Rear
Allocated parking space.

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NEED A MORTGAGE?

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Your home may be repossessed if you do not keep up repayments on your mortgage

