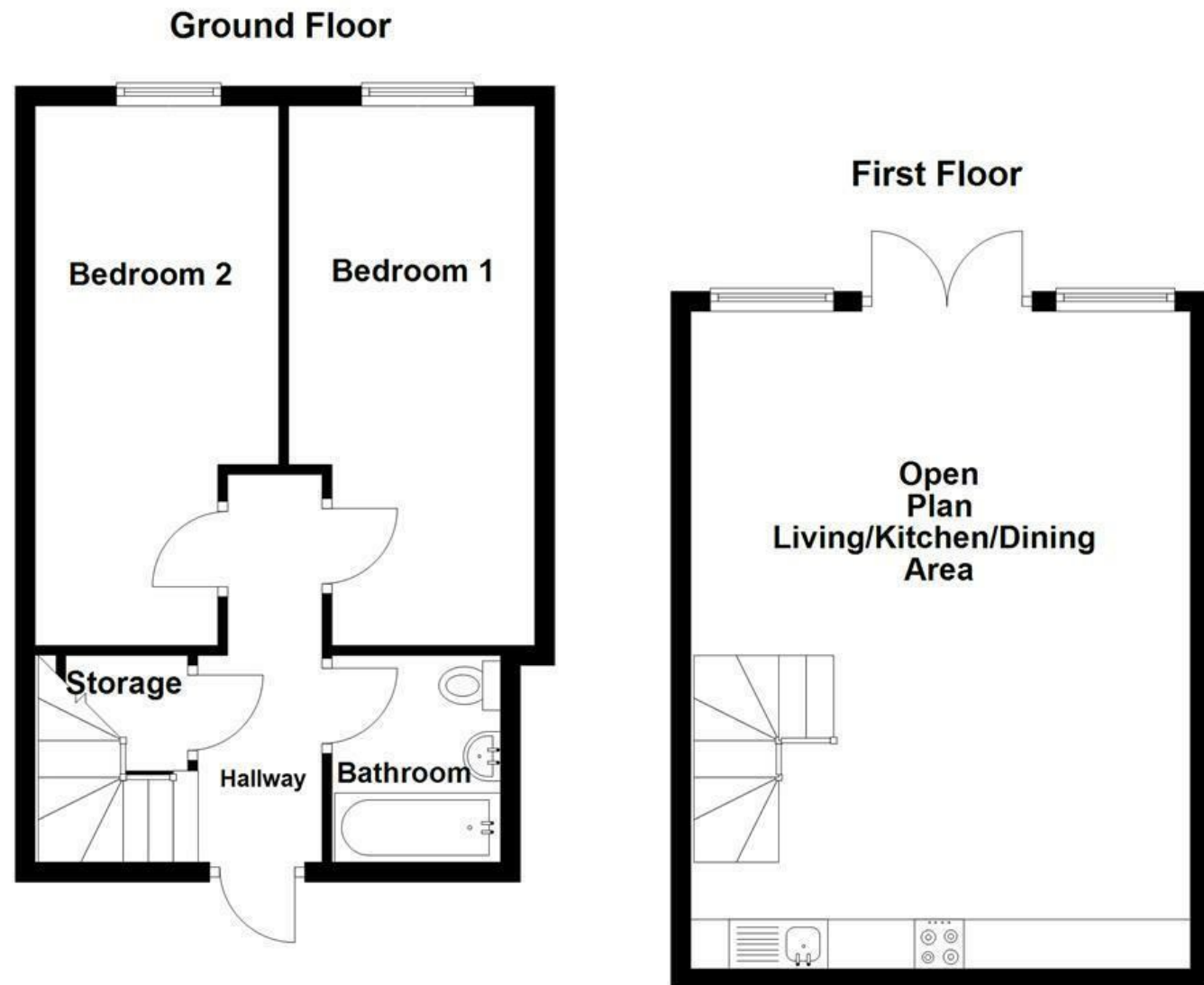




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	85
England & Wales	EU Directive 2002/91/EC	

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.

Wharfside Apartments, Bury, BL8 1DE

£127,500

A NEUTRALLY FINISHED TWO BEDROOM DUPLEX APARTMENT - SOLD UNDER THE AFFORDABLE HOUSING SCHEME AT A DISCOUNTED PRICE - certain criteria to be met on this listing. Please contact agent to discuss further details.

Situated in the desirable Prospect Terrace area of Bury, this neutrally finished duplex apartment offers a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for a professional couple or first-time buyers seeking a comfortable and stylish home.

The heart of the apartment is the spacious open-plan kitchen, living, and dining area located on the second floor. This inviting space is perfect for entertaining or simply relaxing, and it boasts access to a delightful balcony, allowing you to enjoy fresh air and views. The contemporary kitchen is equipped with modern fixtures, making cooking a pleasure, while the stylish bathroom suite adds a touch of luxury to your daily routine.

In addition to its appealing interior, the apartment comes with allocated secure parking, providing peace of mind for residents. The location is particularly advantageous, as it is conveniently situated near a variety of amenities and excellent commuter routes, ensuring that everything you need is within easy reach.

This duplex apartment is a wonderful opportunity for those looking to embrace a modern lifestyle in a vibrant community. Don't miss your chance to make this charming property your new home.

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Wharfside Apartments, Bury, BL8 1DE

£127,500

 2  1  1  C

- Tenure Leasehold
 - Allocated Secure Parking
 - Two Generously Sized Bedrooms
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Viewing Essential
 - Boasting A Balcony With Open Views
- EPC Rating C
 - Open Plan Living/Dining Area/Kitchen
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Through communal lobby with stairs or lift to the first floor, entrance doorway to hallway.

Hallway

12'10 x 9'6 (3.91m x 2.90m)

Storage heater, stairs to first floor, doors to under stairs storage, bathroom and two bedrooms.

Bathroom

6'9 x 5'7 (2.06m x 1.70m)

Electric heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower, part tiled elevation, extractor fan, spotlights and tiled effect flooring.

Bedroom One

17'11 x 8' (5.46m x 2.44m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

17'11 x 8' (5.46m x 2.44m)

UPVC double glazed window and storage heater.

First Floor

Open Plan Living/Kitchen/Dining Area

21'9 x 16'6 (6.63m x 5.03m)

UPVC double glazed windows and French doors to a balcony, storage heater, wall and base units, laminate work top, oven with a four ring electric hob, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, partially tiled effect flooring and spotlights.

External

Balcony area and one allocated parking space. Communally maintained gardens.



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