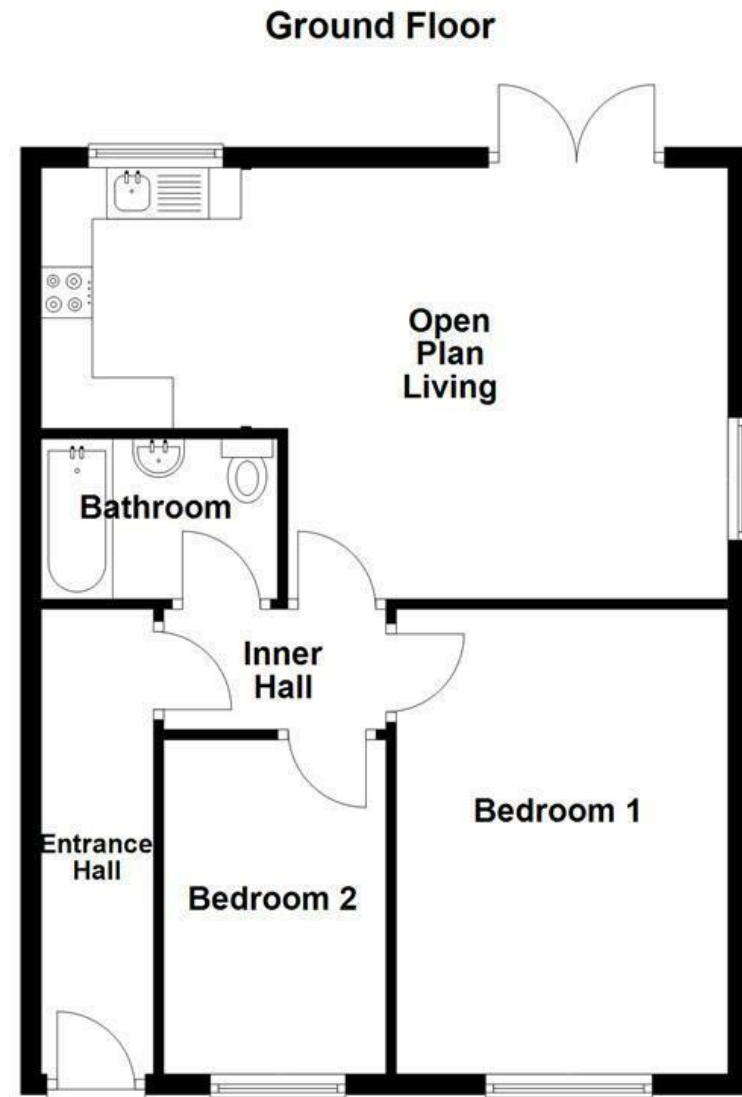




Broadoaks, Bury, BL9 7SU

£125,000

SPACIOUS FIRST FLOOR APARTMENT

An ideal opportunity to purchase this charming apartment located in a popular area of Bury. This delightful property boasts a newly decorated modern interior making it the perfect place to call home.

With one reception room, two bedrooms, and a well-maintained bathroom, this apartment offers a comfortable and inviting living space for you and your loved ones. The property is in excellent condition, ready for you to move in and start creating unforgettable memories.

Conveniently situated on a popular estate, this apartment also comes with the added benefit of dedicated parking, ensuring you always have a secure place for your vehicle. Additionally, you'll appreciate the easy access to local amenities, ideal location for Fairfield Hospital.

Don't miss out on the opportunity to buy this wonderful apartment. Embrace the convenience, comfort, and style that this property has to offer. Contact our sales team today to arrange a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(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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 **2**  **1**  **1**  **C**

- Spacious First Floor Apartment
 - Move-in Ready
 - Allocated Parking
 - EPC Rating C
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Close Proximity to Fairfield Hospital and Other Local Amenities
 - Council Tax Band A

Entrance Hall

UPVC front door to inner hall.

Inner Hall

7'2 x 3'10 (2.18m x 1.17m)

Smoke alarm, doors to two bedrooms, bathroom and open plan kitchen/living area.

Bathroom

7'6 x 5'6 (2.29m x 1.68m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, partially tiled elevations and vinyl flooring.

Open Plan Kitchen/Living Area

22'1 x 13'10 (6.73m x 4.22m)

UPVC double glazed French doors to balcony, two UPVC double glazed windows, two central heating radiators, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer and vinyl flooring.

Bedroom One

14'11 x 10'8 (4.55m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'5 x 7'3 (3.18m x 2.21m)

UPVC double glazed window and central heating radiator.

External

Rear

Communal area with laid to lawn and mature shrubs.

Front

Allocated parking.



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