



BIRCH STREET, BURY, BL9 5AL



- Investment Property
- Currently Tenanted until Feb 2026
- Two bedroomed Terraced
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Current Rental Income £7,080
- Auction Sale via Pugh & Co



Auction Guide Price £82,000



Offered For Sale in conjunction with Pugh & Co Auctions. This two bedroom end terraced is currently tenanted until February 2026 on an annual rental income of £7,080. The accommodation has two reception rooms, kitchen and ground floor bathroom and upstairs there are two good sized double bedrooms. Located close to Bury town centre at the bottom of Walmsley Road and enjoying plentiful amenities and transport links this property is an excellent consideration for landlords wishing to increase portfolio. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 4" x 13' 1" (4.37m x 3.99m) Double glazed door and window to the front elevation. Wood panelling to dado height. Radiator. Opens onto dining room.

Dining Room 14' 4" x 9' 2" (4.37m x 2.8m) Double glazed window to the rear elevation. Stairs lead off to the first floor landing. Wood panelling to dado height.

Kitchen 9' 10" x 9' 9" (3.0m x 2.96m) Double glazed window and door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob. Electric oven. Extractor. Plumbed for washing machine. Radiator.

Ground Floor Bathroom Double glazed window to rear. Three piece suite comprising panelled bath, pedestal washbasin & low flush wc.

First Floor Landing Stairs lead off the dining room to the first floor landing. Loft access.

Bedroom 1 14' 4" x 13' 1" (4.37m x 4.0m) Maximum measurements. Double glazed window to the front elevation. L shaped room. Double glazed window to the front elevation. Radiator.

Bedroom 2 14' 4" x 9' 6" (4.37m x 2.9m) Double glazed window to the rear elevation. Over upstairs store. Radiator.

Externally The property enjoys a garden palisade to the front with a good size to pay for garden area to the rear.

Price Guide Price £82,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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