



Bury Street, Manchester, Salford, M3

Guide Price: £165,000

Leasehold

Bury Street, Manchester, Salford, M3

** Offered with NO ONWARD CHAIN ** Located on the fourth floor is this well presented ONE DOUBLE bedroom apartment in central Manchester. Situated close to the Metrolink, motorway networks and within a 10 minute walk of Manchester's main shopping centre this property really is in a prime location.

The property is well presented throughout and offers an open plan living/ dining kitchen. The living area offers a bright and airy space with floor to ceiling windows allowing heaps of natural light to floor the room, there is a patio door leading to a balcony.

The kitchen area is fitted with a range of base and eye level units and integral fridge. freezer, oven and hob. The main bedroom is a fantastic size double with ample space for king size bed and furniture. The bathroom is fitted with a modern three piece suite.

Perfect for first time buyers, professionals or buy to let investors. A viewing is highly recommended.

- Leasehold
- Lease Length TBC
- Service Charge TBC
- Ground Rent TBC
- EPC Grade D



Total area: approx. 47.4 sq. metres (510.4 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.