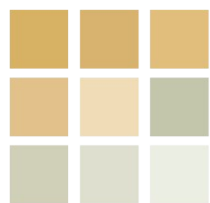




pearson
ferrier®



26 VALLEY MILL LANE
Bury, BL9 9BY
£84,000

26 VALLEY MILL LANE

Property at a glance

- AFFORDABLE HOUSING SCHEME 30% DISCOUNT
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING

BURY COUNCIL AFFORDABLE HOUSING SCHEME 30% DISCOUNT

Stunning two bedroom, first floor apartment built in approx. 2006 and is located in a convenient position within walking distance to Bury town centre and being only a short walk to Roche Valley Greenway. The property is offered under Bury Councils affordable housing scheme and is offered as a discount of 30% from the current market value.

The property benefits from being only a short walk to Bury town centre with the Metrolink and bus station offering easy access to Manchester & surrounding towns with the motorway network being only a short drive. In brief the property comprises of, entrance hall, inner hall, open plan lounge/kitchen/diner, two bedroom and bathroom. The property is ideal for a first time buyer or buy to let investment and is offered to the market with no onward chain.

Tenure - Leasehold - 150 years from 1 January 2005

Ground Rent - £284.68 per year

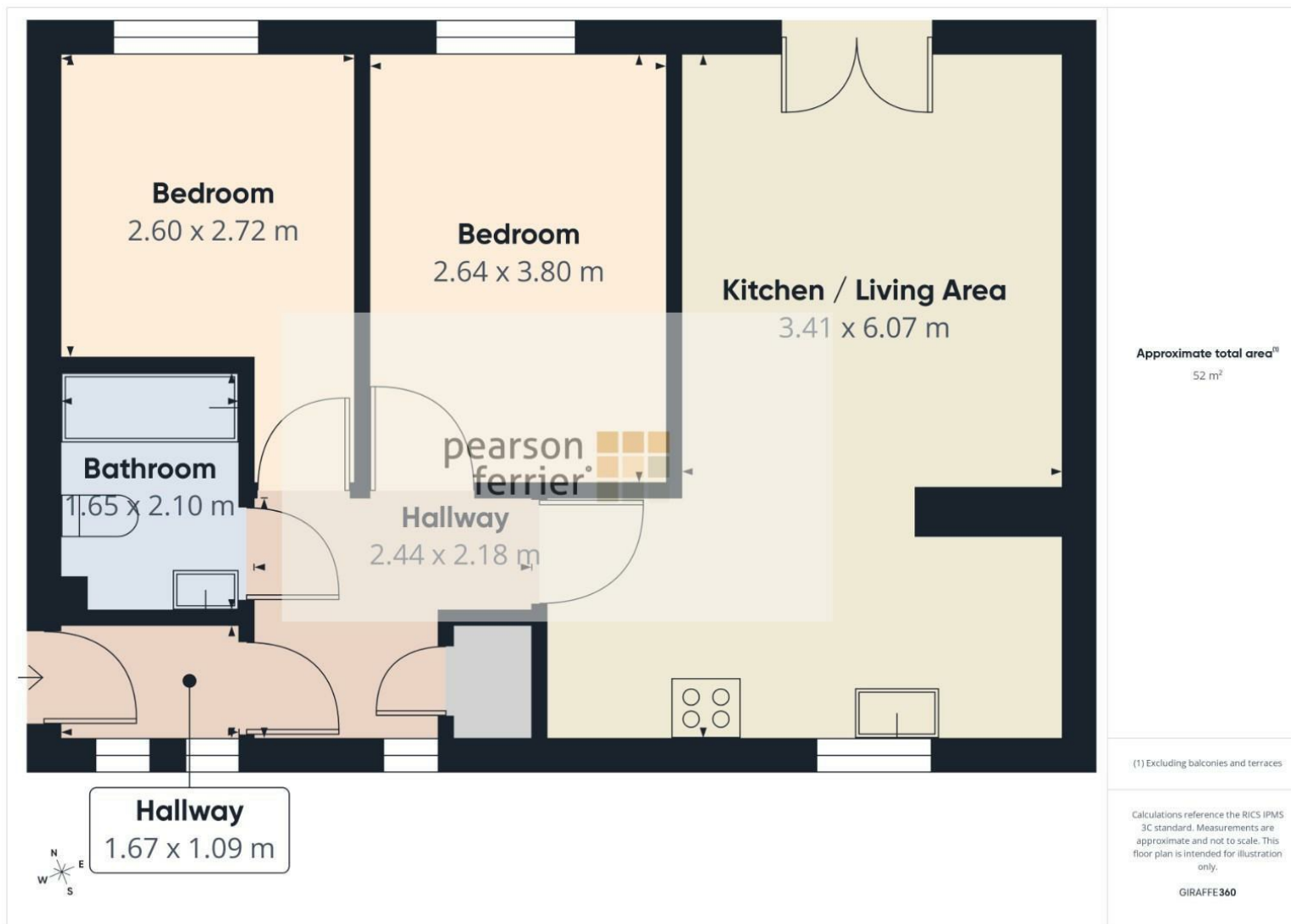
Service Charge - £108.83 per month

Council Tax Band - A

EPC - C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(71-80) C			
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(59-69) D			
(49-58) E			
(39-48) F			
(1-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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