Grants Lane, Bury, BL0 9NB
Price £92,500

Situated within a characterful former woollen mill in the heart of Ramsbottom, just off Kay Brow, this first floor apartment combines period charm with contemporary living and is ideally positioned for easy access to the town centre, with its excellent selection of independent shops, bars, restaurants and local amenities.

The apartment has been well cared for by the current owner and offers well presented accommodation throughout, making it an excellent choice for a first-time buyer or an investor seeking a desirable rental property.

Internally, the property opens into a welcoming entrance and inner hallway leading through to a living room, complemented by a separate modern fitted kitchen and there is a well-proportioned double bedroom and a contemporary three-piece shower room.

Outside, residents benefit from attractive communal gardens, while the property also comes with allocated private parking. With its convenient village-centre location, attractive accommodation and ready-to-move-into presentation, this apartment is well worth an early inspection.

Lounge
12'5" x 9'6" (3.80m x 2.90)

Kitchen
9'2" x 5'10" (2.80m x 1.80m)

Bedroom
7'10" x 12'1" (2.40m x 3.70m)

Shower Room
7'10" x 5'10" (2.40m x 1.80)

Disclaimer
These particulars, whilst believed to be accurate, are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold - To be confirmed by the Vendor's Solicitors

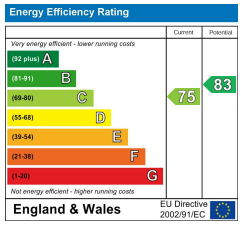
Possession:

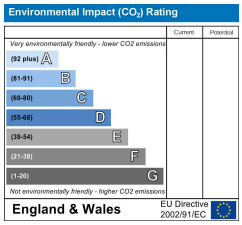
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important information for successful buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal, who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Head Office: 121 Whalley Road Ramsbottom, BL0 0DG
Telephone: 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk