



Birley Moor Heights Birley Moor Road,

welcome to

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Modern 2-bedroom first-floor apartment in popular Birley, featuring an open-plan lounge and kitchen, balcony, and contemporary bathroom. Ideal for investors or first-time buyers. **CASH BUYERS ONLY.**



Secured Entrance

Having a secured communal entrance and stairs leads to the accommodation.

Hallway

Having an entrance door and electric heater.

Living/Dining/Kitchen

Having a range of wall and base units inset sink with rolled edge work surfaces and tiled splash backs. Electric oven and hob, integrated fridge, freezer and washing machine. Electric heater and french doors leads to the balcony.

Bedroom One

Rear facing double glazed window and electric heater.

Bedroom Two

Rear facing double glazed window and electric heater.

Bathroom

A suite comprising bath with shower above, concealed wc and wash hand basin. Heated towel rail.



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- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE / KITCHEN DINER
- SOUGHT AFTER LOCATION
- GOOD ACCESS TO LOCAL AMENITIES

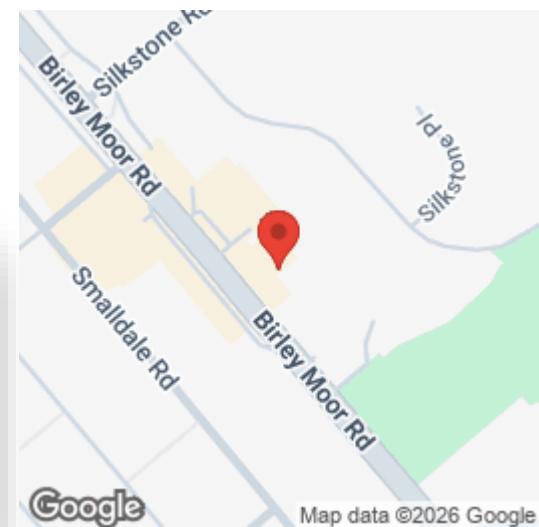
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 1969.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CPK114939 - 0002

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