


pearson ferrier®

46 VALLEY MILL LANE

Bury, BL9 9BY

Offers In The Region Of £110,000

# 46 VALLEY MILL LANE

Property at a glance

- MODERN APARTMENT
- ONE BEDROOM
- SECOND FLOOR
- ALLOCATED PARKING
- POPULAR AND CONVENIENT LOCATION
- IDEAL FIRST TIME BUY

Well presented one bedroom, second floor apartment built in approx. 2006 and is located in a convenient position within walking distance 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 and Roche Valley Greenway being on your doorstep. In brief the property comprises of, entrance hall, inner hall, open plan lounge/kitchen/diner, double 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 annum
Service Charge - £100 per month
EPC -C
Council Tax Band - A

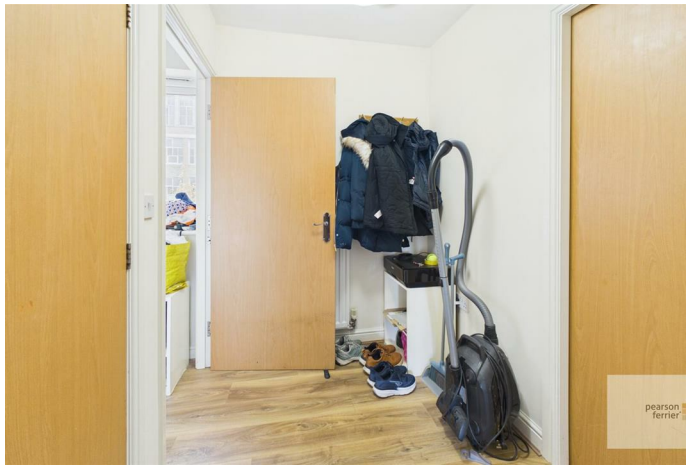






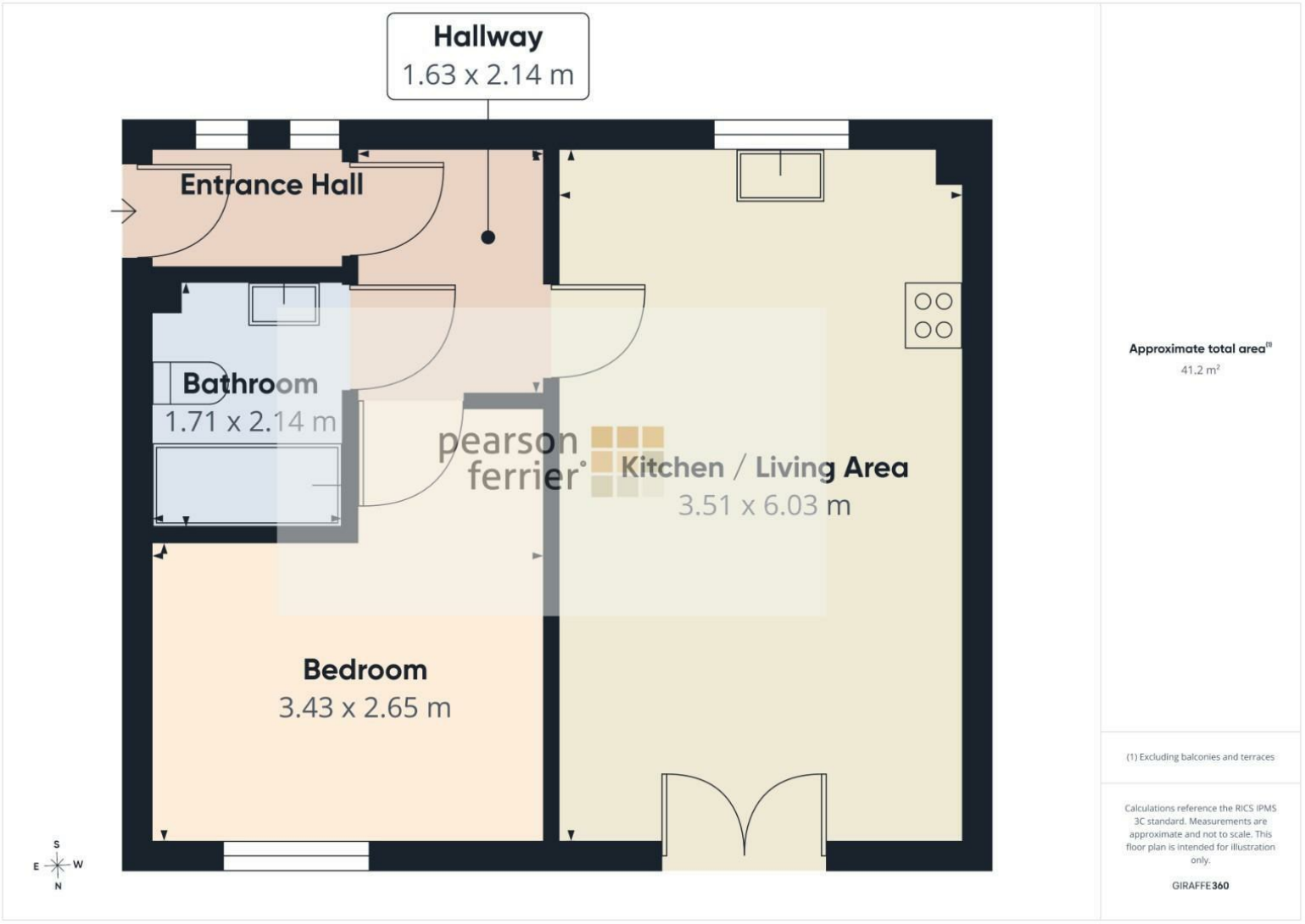







FIRE
EXIT


45
42 to 58
60



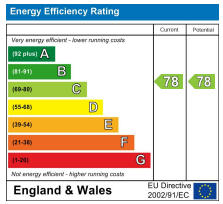

Approximate total area[1]

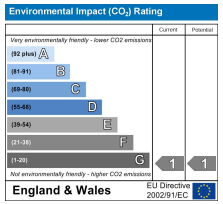
41.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




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