



RESIDE
BOLTON



Scholars Way Brook Street
Bury, BL9 6DN

Asking Price £120,000



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Scholars Way Brook Street

, Bury, BL9 6DN

This well-presented ground floor apartment with two genuine double bedrooms is set within a smart, modern development and enjoys a highly convenient position just off Walmersley Road, offering excellent transport links, easy access to the Metrolink, and the town centre close at hand.

The apartment offers generous and well-planned accommodation, centred around a bright open-plan lounge and kitchen, ideal for both relaxing and entertaining. The spacious master bedroom features fitted wardrobes and a private en-suite, while the second double bedroom is served by a modern family bathroom. A useful storage cupboard in the internal hallway, along with additional storage in the communal hallway, enhances everyday practicality.

Further benefits include a long lease, reasonable service charges, and off-road parking for one car, making this an appealing low-maintenance home.

Perfect for first-time buyers or downsizers seeking comfort and convenience, the property also represents a strong investment opportunity, with an expected rental income of £800 PCM, delivering an attractive 8% yield.

Internal

A bright open-plan lounge and kitchen creates a comfortable space for everyday living and entertaining. The master double bedroom benefits from fitted wardrobes and an en-suite, alongside a second double bedroom and a modern family bathroom. Practical touches include a useful storage cupboard within the hallway and additional storage in the communal hallway.

External

Access to the building is provided via a





secure intercom entry system. Outside, there is allocated off-road parking for one vehicle, along with further parking available on Brook Street.

- Ground Floor
- En-Suite Bathroom
- Fantastic Transport Links
- Off Road Parking
- Ideal For First Time Buyers
- EPC B
- Move In Ready
- Great Investment Opportunity

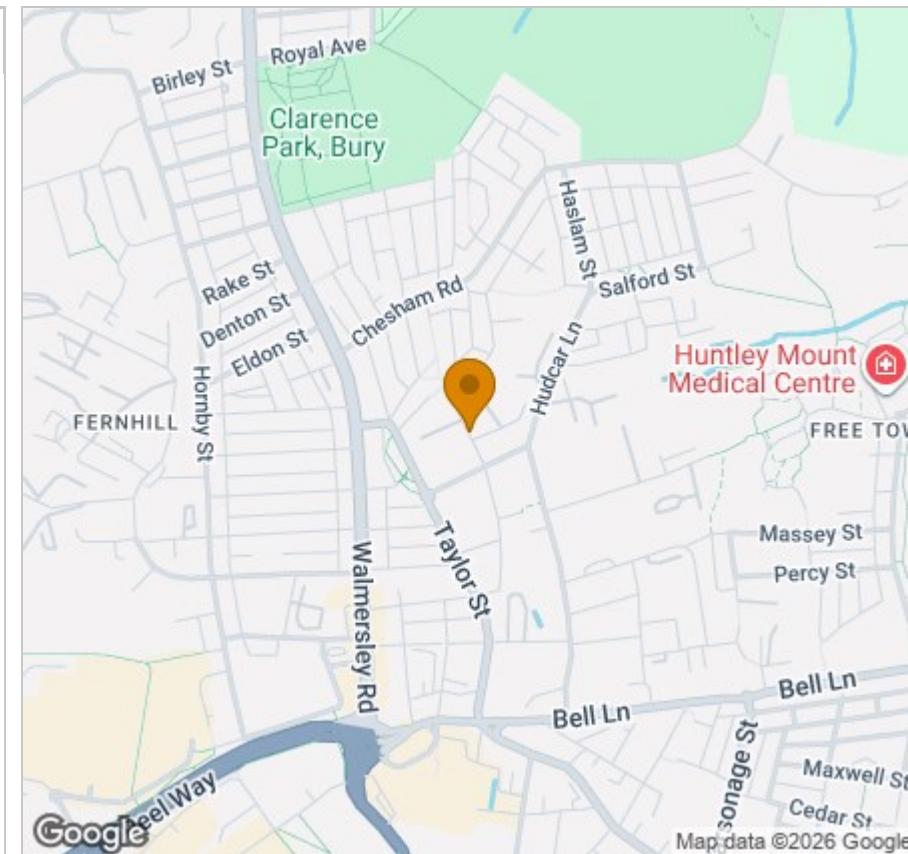
Floor Plan

Ground Floor

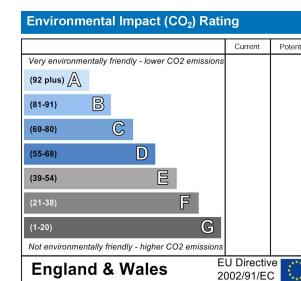
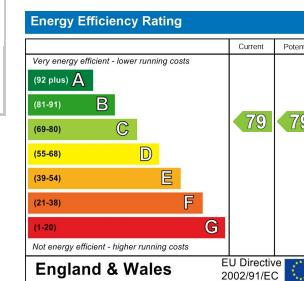


Total area: approx. 62.2 sq. metres (669.2 sq. feet)

Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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