







Oakwood Grove, Bury, Manchester M26 2YL
Offers In Excess Of £100,000

Lifestyle Sales & Lettings are delighted to present this newly refurbished two-bedroom top floor apartment, ideally located just off Bury Road in Radcliffe which presents an excellent opportunity for both homeowners and investors alike. Offering modern and stylish living, the property features freshly painted walls, brand-new flooring, and a Juliet balcony that adds a bright and airy feel to the living space.

The apartment comprises an entrance hallway leading to a spacious lounge and a modern fitted kitchen complete with white goods. There is a well-proportioned master bedroom with an ensuite shower room, a second smaller bedroom, and a three piece bathroom suite. The property benefits from electric heating and double-glazed windows throughout, ensuring comfort and energy efficiency. Externally there is an allocated car parking space.

The location provides easy access to both Radcliffe and Bury town centres, local schools, shops, and a variety of amenities, making it ideal for professionals, couples, or small families.

With a current rental income of £795.00 per month, this property offers an attractive gross rental yield of approximately 7.95%, making it a fantastic opportunity for investors.

Viewings are highly recommended to fully appreciate the quality and finish of this superb apartment.

Lounge
10'9" x 15'8" (3.30 x 4.80)

Kitchen
7'6" x 6'2" (2.30 x 1.90)

Bedroom
6'2" x 11'9" (1.90 x 3.60)

Bathroom
6'10" x 5'6" (2.10 x 1.70)

Bedroom
8'6" x 11'9" (2.60 x 3.60)

Ensuite
8'2" x 4'11" (2.50 x 1.50)

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:

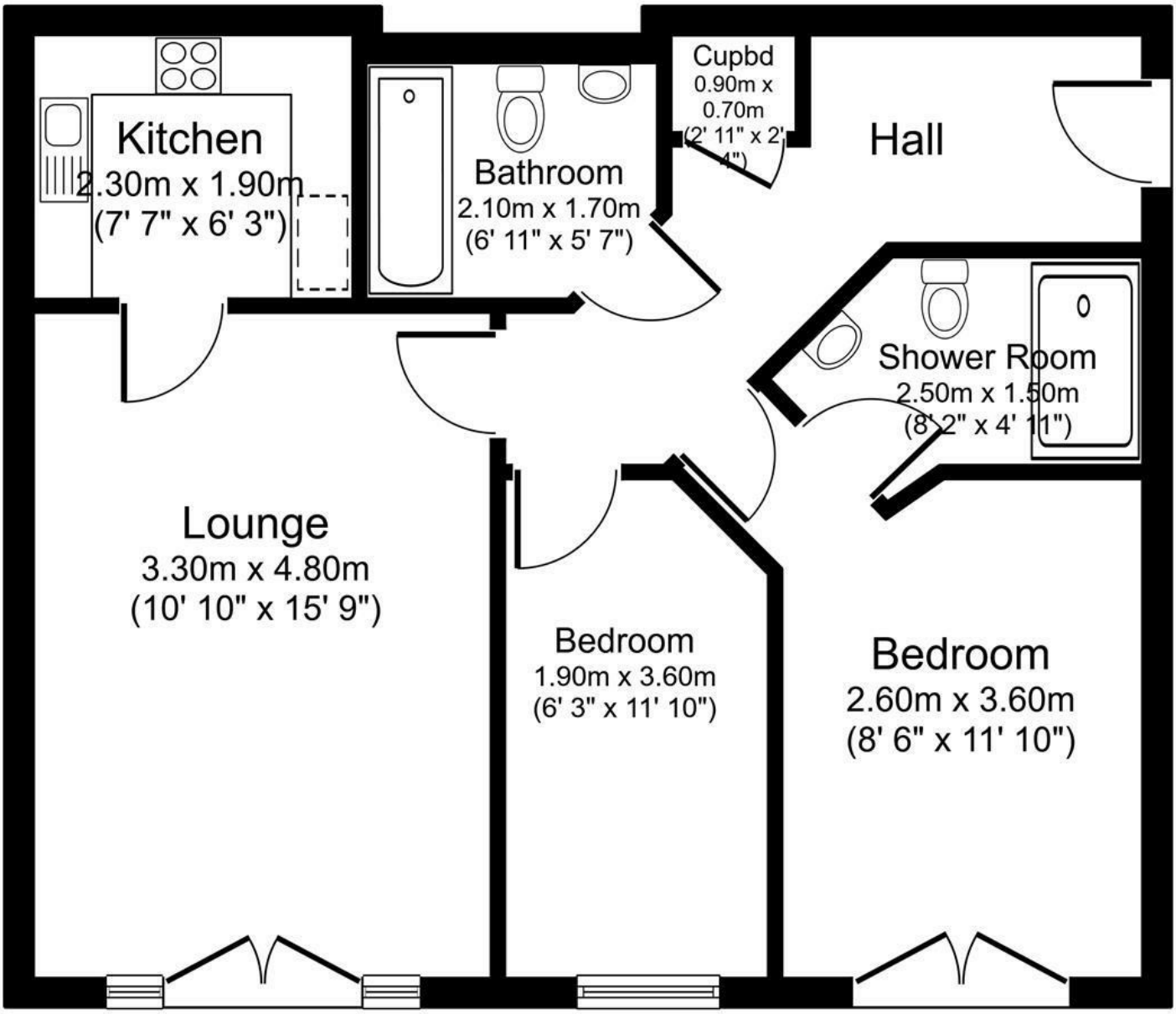
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

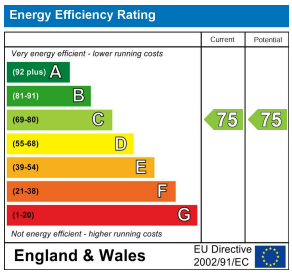
Important Information for Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime 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.

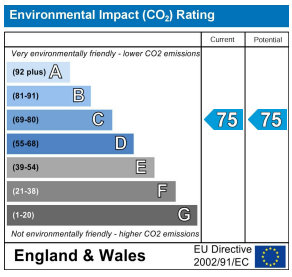
Total floor area 53.9 sq.m. (580 sq.ft.) approx



Floor Plan

Created using Vision Publisher™





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UK ALA

NLA NATIONAL LANDLORDS ASSOCIATION

RLA RESIDENTIAL LANDLORDS ASSOCIATION

DPS The Deposit Protection Service

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