



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

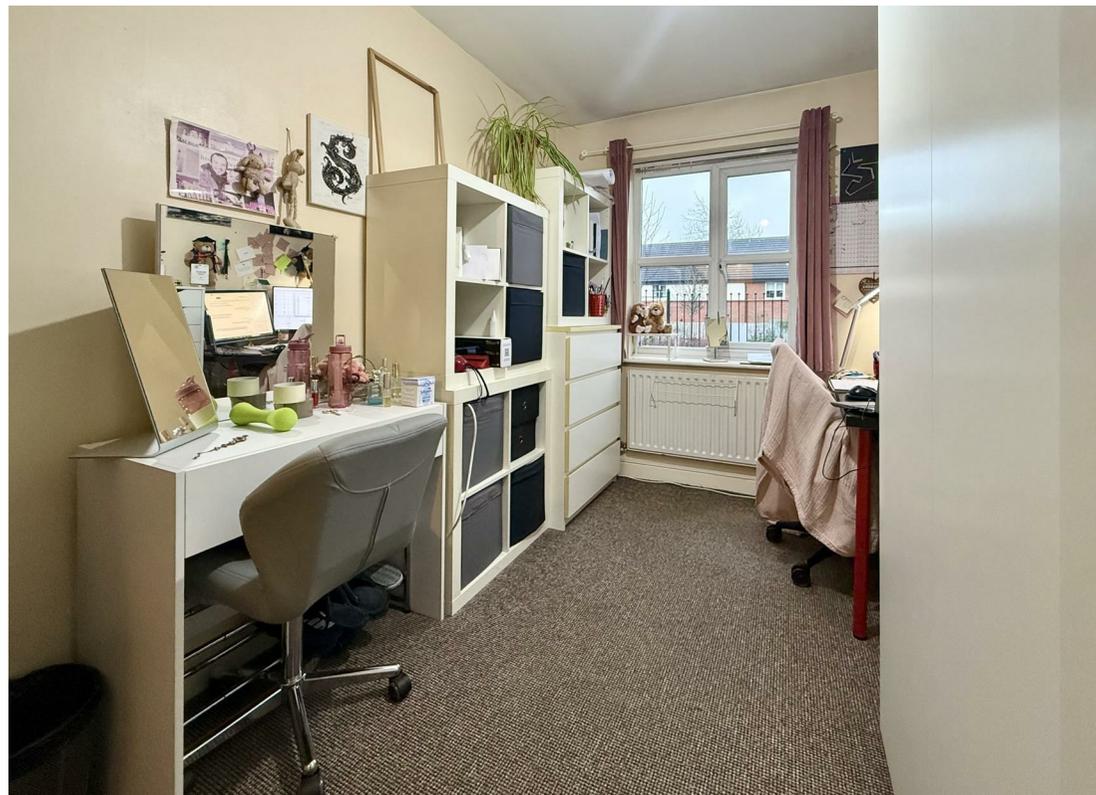
Access to the building is provided via a





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

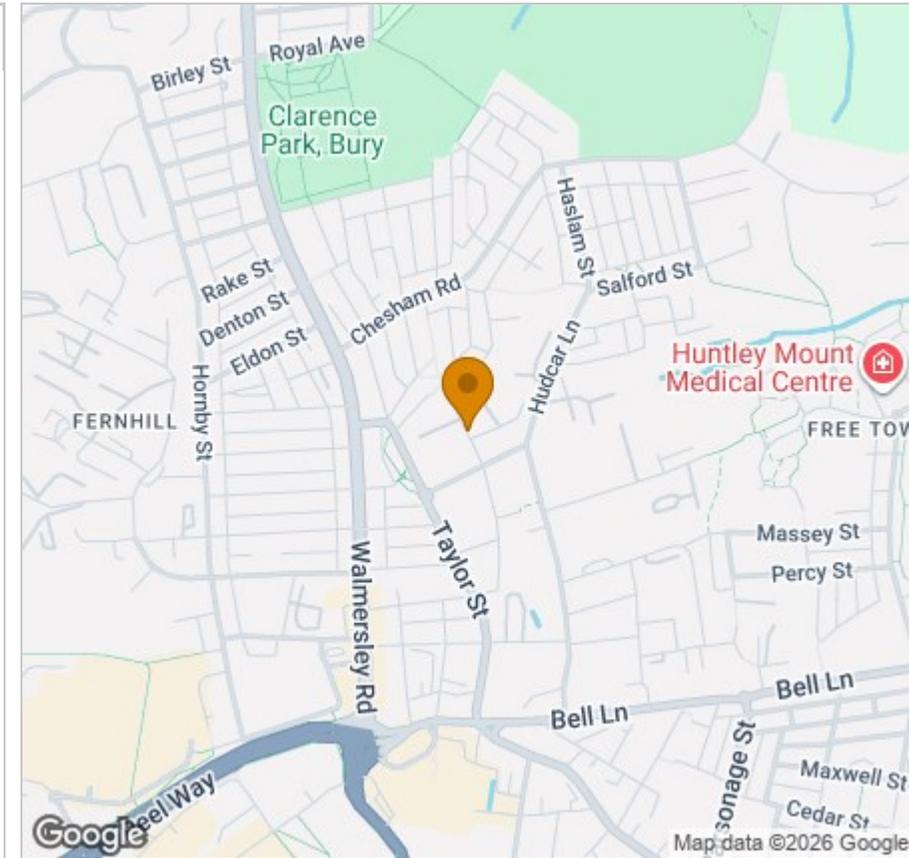


## Viewing

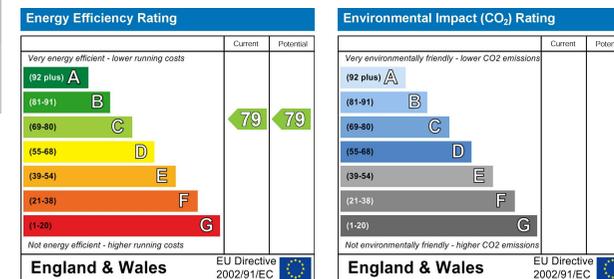
Please contact our Reside Bolton Office on 01204 914 808 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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