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56 & 56A Bury Road, Bury, BL0 0ET

£295,000



An excellent mixed-use investment opportunity in the heart of Edenfield, 56 & 56a Bury Road comprises a ground floor commercial unit with a spacious two-bedroom apartment above. Positioned on a prominent main road with high visibility and footfall, the commercial unit offers a flexible layout suitable for a range of businesses or retail uses, subject to relevant permissions. The space benefits from a shop frontage and rear access, making it practical for both customer-facing and operational needs. The property is available either with a commercial tenant in situ or with vacant possession, offering versatility for investors or owner-occupiers.

Accessed via a separate entrance, the first-floor apartment is well-presented and features two good-sized bedrooms, a fitted kitchen, a comfortable lounge, and a modern bathroom, making it ideal for rental or owner-occupier use. The apartment benefits from gas central heating and double glazing throughout.

Located in the sought-after village of Edenfield, this property enjoys a prime position with excellent connectivity to Ramsbottom, Bury, and the wider motorway network. The area is well-served by the X41 bus route, providing direct links to Manchester and beyond, making it ideal for commuters. Families will appreciate the proximity to well-regarded local schools, while the village itself offers a welcoming community.

- Freehold mixed-use property comprising a commercial unit and two-bedroom apartment
- Sold with a commercial tenant in situ or with vacant possession
- Located in Edenfield, a desirable village with strong community and amenities
- Excellent transport links to Ramsbottom, Bury, and the motorway network
- Ground floor retail/commercial space with prominent main road frontage
- First-floor apartment with separate access, two bedrooms, and modern fittings
- Ideal for investors seeking dual income or owner-occupiers with business potential
- Tenure - Freehold, Apartment - Council Tax - Rossendale band D, EPC rated D

