



## Byrom Street, Bury, BL8 1SN Offers In Excess Of £130,000

A well-presented, mid-terraced home located on Byrom Street in the popular Elton area of Bury. This property is suitable for first-time buyers, investors and people downsizing.

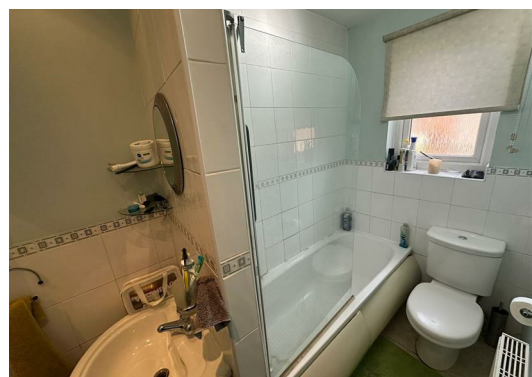
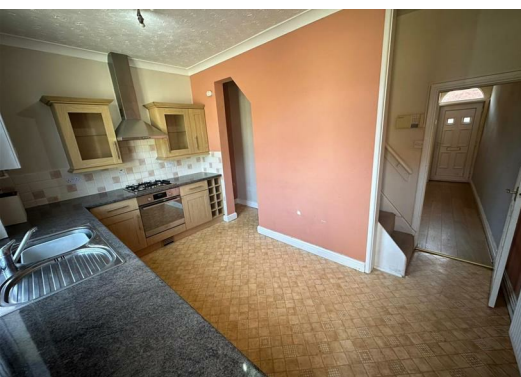
The property comprises, a lounge, followed by a kitchen/diner, to the first floor, there are two bedrooms alongside a three-piece bathroom suite with a shower over the bath. The home is warmed by a gas central heating system and benefits further from uPVC double glazed windows, ensuring both economy and comfort. Externally, to the rear there is a large patio garden providing a pleasant outdoor space.

This property is currently let out on an Assured Shorthold Tenancy and the rent per annum is £9900.00.

The property can be sold with or without the current tenant in place.

Byrom Street is ideally positioned just off Goddard Street, offering easy access to Bury town centre, Radcliffe, Bolton and Manchester, all with their excellent range of amenities. The property is also well placed for convenient transport links, making it an excellent choice for first-time buyers, young families or those looking for a home with both comfort and accessibility.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



**Lounge**  
13'9" x 12'9" (4.20m x 3.90m)

**Kitchen**  
13'9" x 11'5" (4.20m x 3.50m)

**Bedroom 1**  
13'9" x 10'2" (4.20m x 3.10m)

**Bedroom 2**  
8'10" x 8'6" (2.70m x 2.60m)

**Bathroom**  
4'7" x 11'5" (1.40m x 3.50m)

### 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

**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.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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