



41 VANGUARD CLOSE
Bury, BL8 1NF
Offers In The Region Of £125,000

41 VANGUARD CLOSE

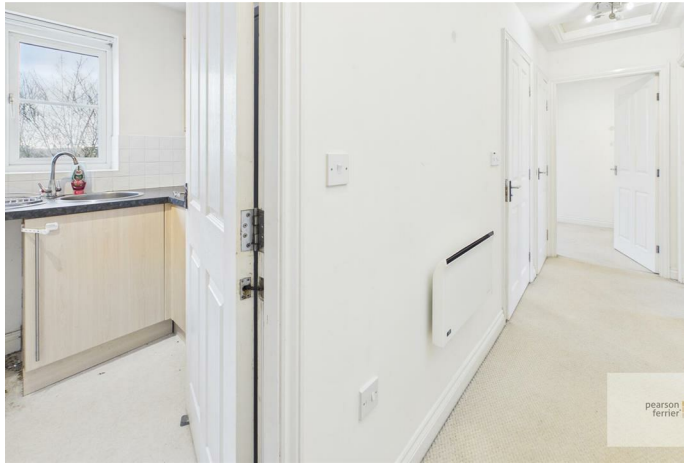
Property at a glance

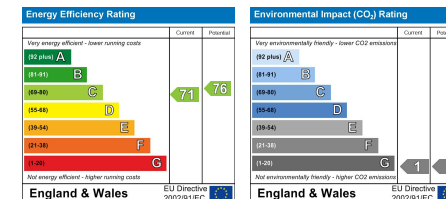
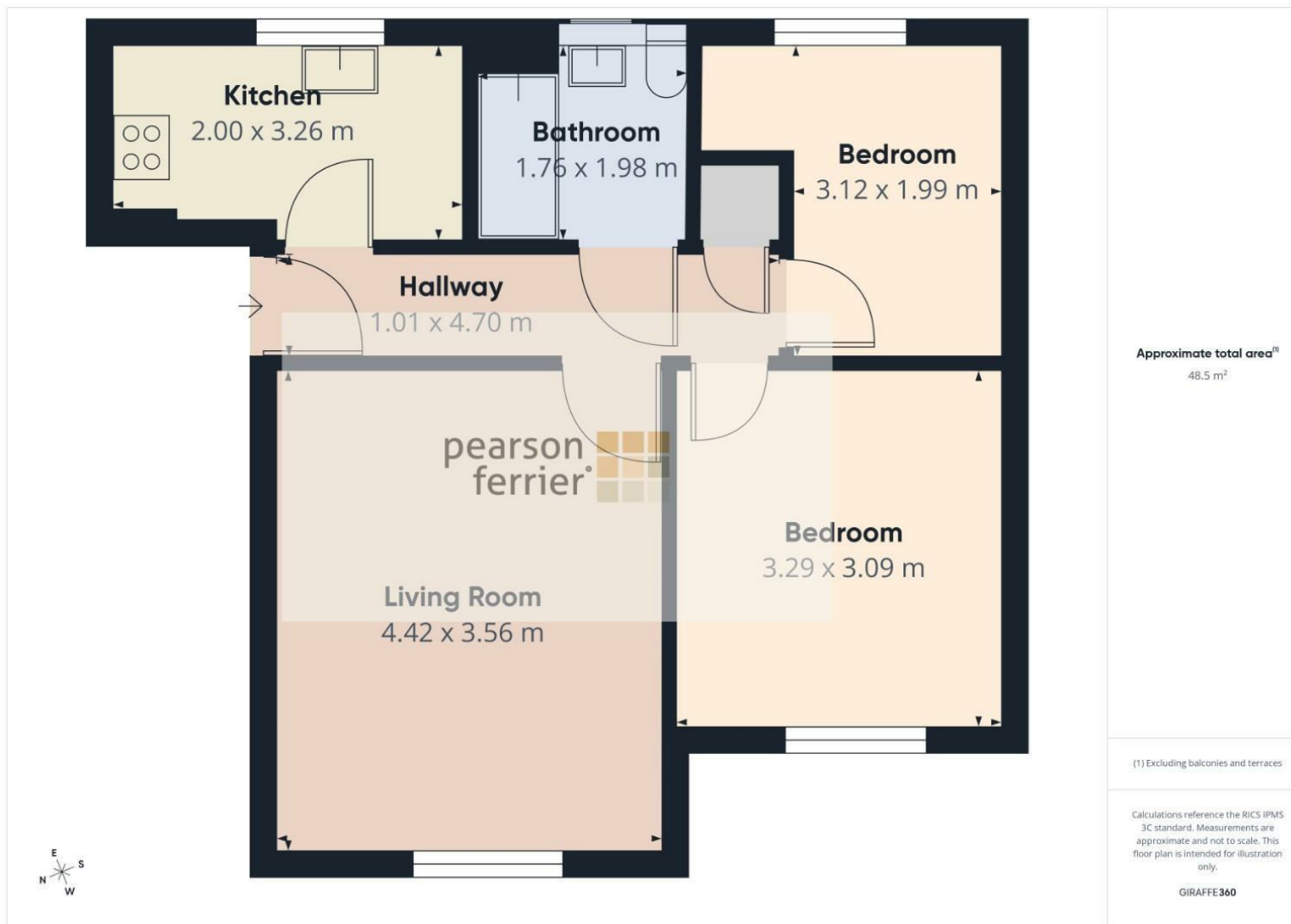
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- SEPARATE KITCHEN
- WALKING DISTANCE OF BURY TOWN CENTRE
- IDEAL FIRST TIME BUY
- ALLOCATED PARKING
- NO ONWARD CHAIN

A modern two bedroom apartment located on a quite cul-de-sac in the ever popular area of Elton. The location offers excellent access to Bury town centre, primary & secondary schools (Guardian Angels Ofsted outstanding & Elton High school Ofsted Good), local shops and amenities yet with Whitehead Park & playing fields being on your doorstep. The accommodation briefly comprises of: Entrance hall, lounge, kitchen, two bedrooms and family bathroom with communal gardens and allocated parking. The property is ideal for a first time buyer or but to let investment.

Tenure - Leasehold - 999 years from 4 May 2004
Service Charge - £79 per month
Ground Rent - £200 Per year
EPC- C
Council Tax Band - A







Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson
ferrier

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.