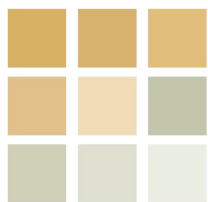




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15 RIBBLE DRIVE
Bury, BL9 6RS
Auction Guide £70,000

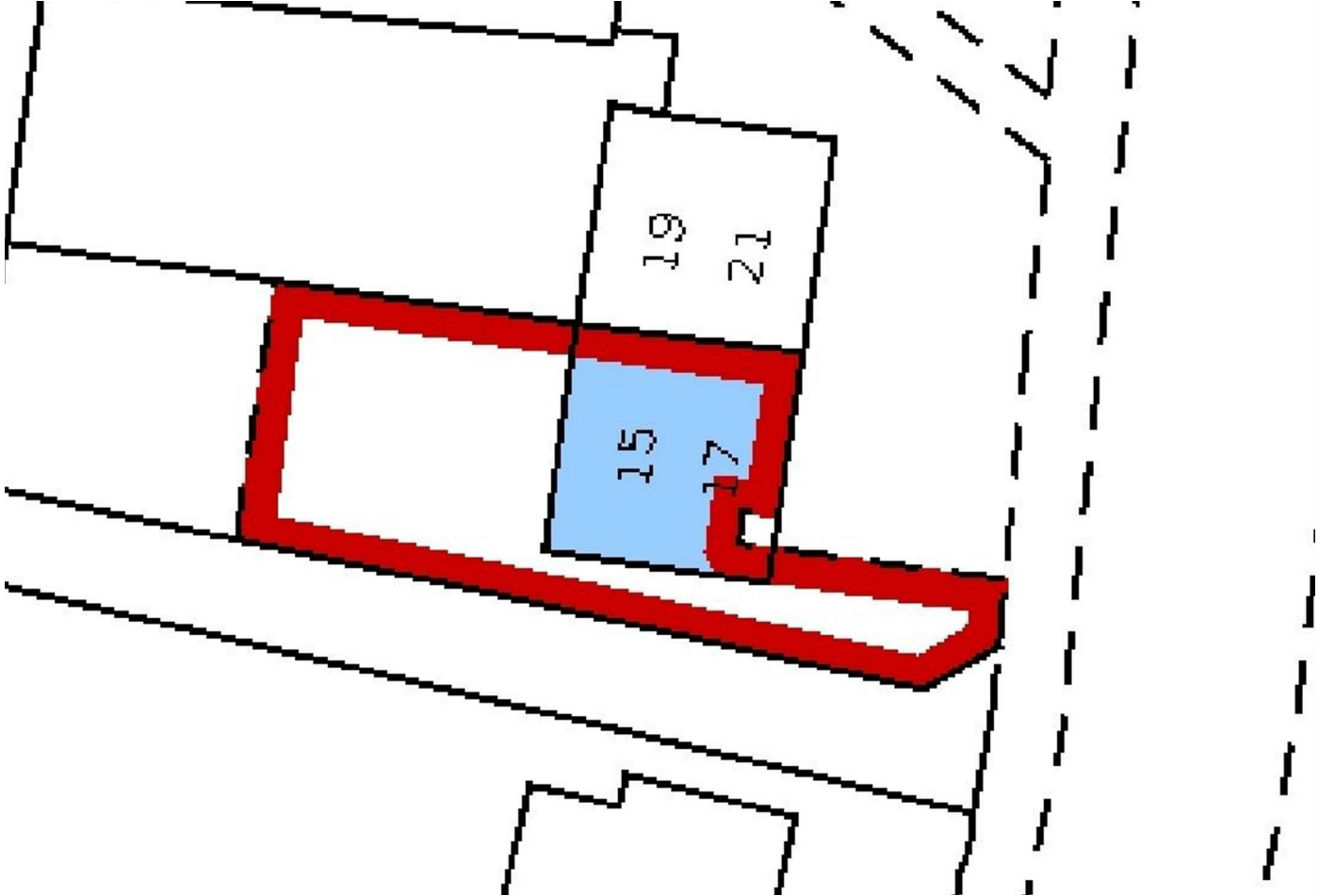
15 RIBBLE DRIVE

Property at a glance

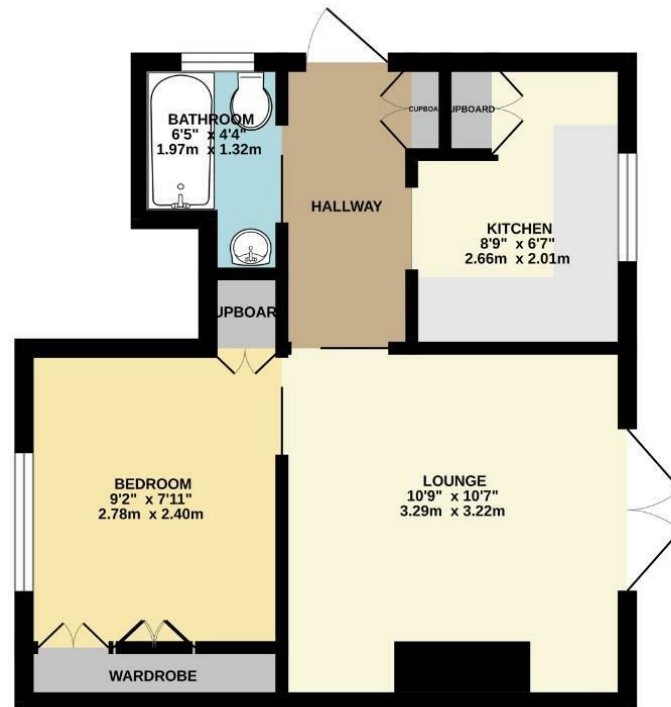
- IDEAL BUY TO LET INVESTMENT
- GROUND FLOOR FLAT IN WALMERSLEY
- GARDEN TO THE REAR
- GOOD ACCESS TO LOCAL AMENITIES

For sale via Pearson Ferrier Auctions starting Tuesday 8th July, bidding will be on the Pearson Ferrier website and you can register to bid now. An ideal buy to let investment. A ground floor flat in the Walmersley area of Bury comprising lounge, kitchen, bedroom, bathroom and hallway. The property also has gas central heating and a garden to the rear. The property is located on a quiet side street just off Walmersley Road with good access to local walks and amenities including shops and motorway access. Rents for similar style properties in the area are £700pcm. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.

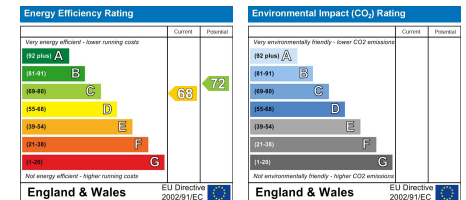




GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 314 sq.ft. (29.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.