



22 LAVENHAM CLOSE
Bury, BL9 8DP
Auction Guide £75,000

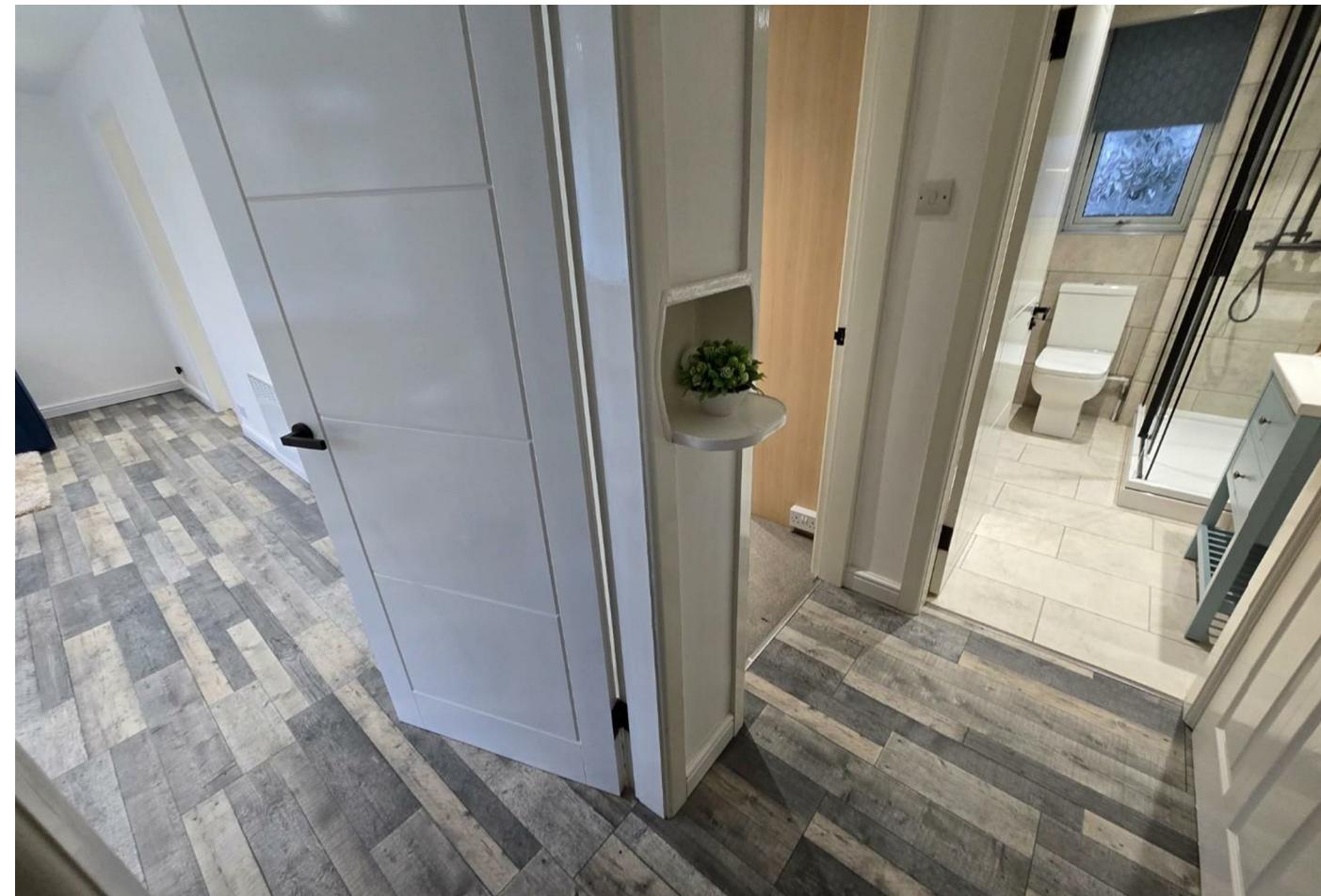
22 LAVENHAM CLOSE

Property at a glance

- FIRST FLOOR APARTMENT WITH GARAGE
- IDEAL BUY TO LET OPPORTUNITY - £825PCM APPROX RENT
- LOCATED ON THE BURY/WHITEFIELD BORDER
- WELL PLACED FOR TRAM, BUS & MOTORWAY LINKS
- GUIDE PRICE £75,000 - £85,000
- RECENTLY REFURBISHED

For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. A superb buy to let opportunity located on the Bury and Whitefield border having good bus links, being within walking distance of tram links and a short drive from the M60. Similar properties rent at £825pcm (£9,900pa). The property is a refurbished first floor apartment in a sought after area making it ideal for a buy to let investor, or someone looking to live in. The apartment comprises a bedroom, lounge, kitchen, shower room and hallway. It also has a garage with roller shutter door, ideal for parking or storage. There are communal gardens and parking. Please note that there is currently no management company in place for the apartments and suitability for lending must be checked before bidding. For viewings, please contact Pearson Ferrier on 0161 764 4440. Auction Guide Price £75,000 - £85,000. 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
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 496 sq.ft. (46.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 50026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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

www.pearsonferrier.co.uk

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.

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