



pearson  
ferrier®



FLAT 1 18 WELLINGTON ROAD  
Bury, BL9 9BG  
£700 Per Calendar Month

# 18 WELLINGTON ROAD

## Property at a glance

- AVAILABLE NOW
- GROUND FLOOR FLAT
- ONE BEDROOM
- SPACIOUS LIVING
- LOCATED ACROSS FROM MANCHESTER ROAD PARK
- WALKING DISTANCE TO TOWN CENTRE
- PARKING AVAILABLE TO THE REAR
- COUNCIL TAX BAND A

**\*\*\*AVAILABLE NOW\*\*\*** A ground floor apartment within this imposing Victorian residence located just off Manchester Road within walking distance of Bury town centre and the Metrolink service and being just across the road from Holy Cross University Centre. The property is surprisingly spacious and briefly the accommodation comprises of; communal entrance hall, entrance into lounge, kitchen/diner, double bedroom and a walk in shower room. To the outside there is parking to the rear.

### ADDITIONAL INFORMATION:

The EPC rating is band E. Council tax band A.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.





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

[www.pearsonferrier.co.uk](http://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.

