pearson ferrier®

2 RECTORY LANE

Bury, BL9 7TA

Offers Over £200,000

# 2 RECTORY LANE

## Property at a glance

- BAY FRONTED SEMI DETACHED HOME
- GOOD LOCATION CLOSE TO FARIRFIELD HOSPITAL
- RECENT REPLACEMENT ROOF
- THREE BEDROOMS
- COMBINATION GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- MODERN KITCHEN & SHOWER ROOM
- GARDENS FRONT & REAR
- POTENTIAL FOR ONSITE PARKING

A very well positioned three bedroom bay fronted semi detached property approximately 1.5 miles from Bury town centre and more or less directly across the road from Fairfield General Hospital. The property is being offered for sale with the benefit of vacant possession and is in very presentable condition throughout with newly replaced carpets to the staircase and bedrooms. The property was re-roofed in late 2016 and had new windows and doors around 2017. The accommodation briefly comprises: entrance hall, lounge with laminate flooring, dining kitchen with gloss white units and integrated appliances, first floor landing, three bedrooms and a three piece shower room. The whole property has been redecorated during summer 2026. To the outside there are good sized gardens to the front and rear, potentially with room for off street parking (subject to approvals).
The property is being offered for sale with the benefit of vacant possession.

Tenure - Leasehold 999 years from June 1934
Ground Rent - tbc
EPC Rating - C
Council Tax Banding - B

ARTIFICIALLY ENHANCED

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Floor 0

Floor 1

Approximate total area(1)

69.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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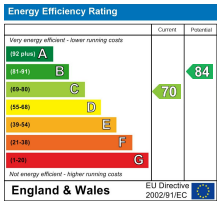


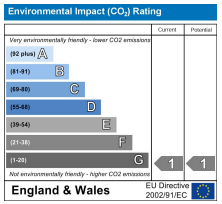


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