



pearson
ferrier®



21 MANCHESTER OLD ROAD

Bury, BL9 0TR

Offers In The Region Of £145,000

21 MANCHESTER OLD ROAD

Property at a glance

- END STONE TERRACE
- BURY TOWN CENTRE
- CLOSE TO THE METROLINK
- TWO BEDROOMS
- LOUNGE & BREAKFAST/KITCHEN
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT

Beautifully presented two bedroom FREEHOLD end stone cottage located in a very convenient position just off Manchester Road, The location is excellent for commuting to Manchester City centre and surrounding towns as it is only a short stroll to Bury town centre, the Metrolink and bus station. The accommodation on offer comprises briefly a lounge, modern white high gloss fitted kitchen, good size main bedroom, second room (please note the light in this room is provided by skylights rather than traditional windows) which would make a great office or dressing room. Externally there is a small yard to the rear. The property is an ideal first time buy or buy to let investment.

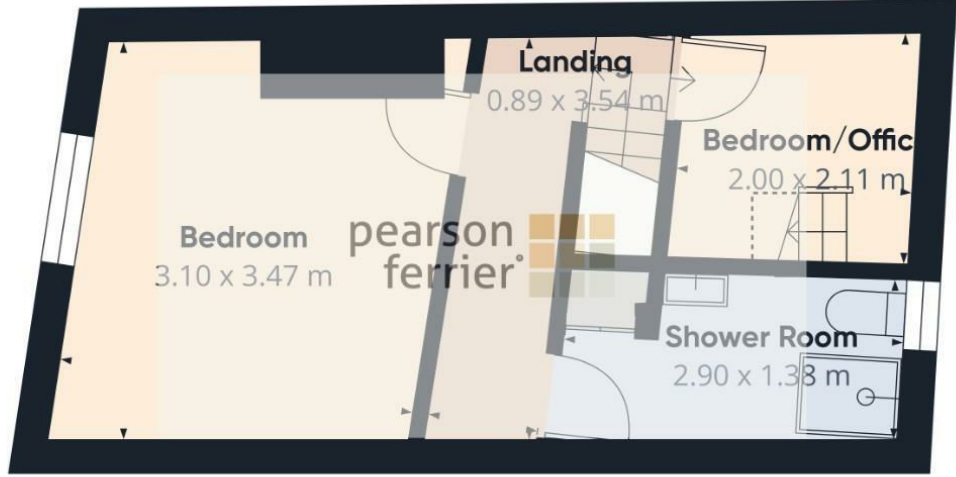
Tenure - Freehold
EPC - D
Council Tax Band - A







Floor 0



Floor 1



Approximate total area⁽¹⁾
45.4 m²

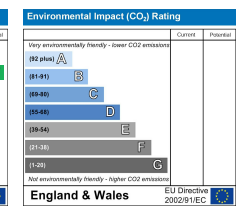
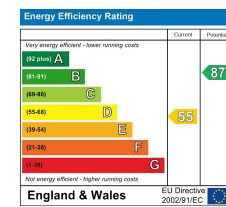
Reduced headroom
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

GIRAFFE360



Bury Office
435/7 Walmsley 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.