



21 MANCHESTER OLD ROAD
Bury, BL9 0TR
Offers In The Region Of £150,000

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

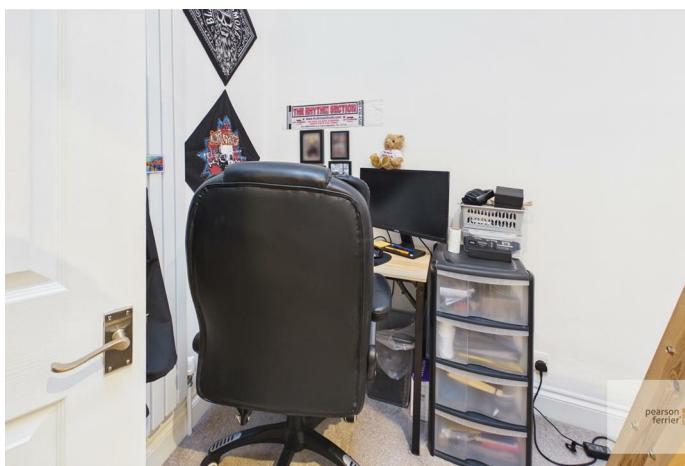
Beautifully presented two bedroom FREEHOLD end stone cottage located in a very convenient position just off Manchester Road. The location is excellent for commuting to Manchester City centre and surrounding towns as it is only a short stroll to Bury town centre, the Metrolink and bus station. The accommodation 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.

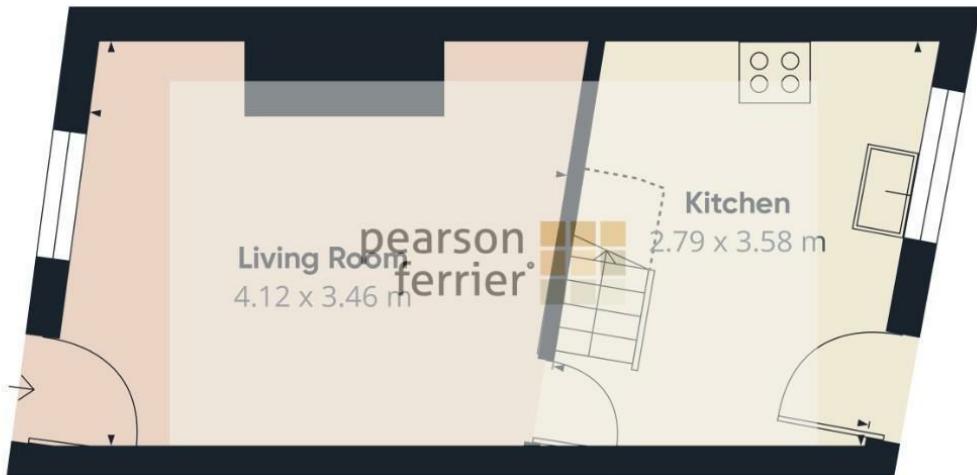
Tenure - Freehold

EPC - D

Council Tax Band - A







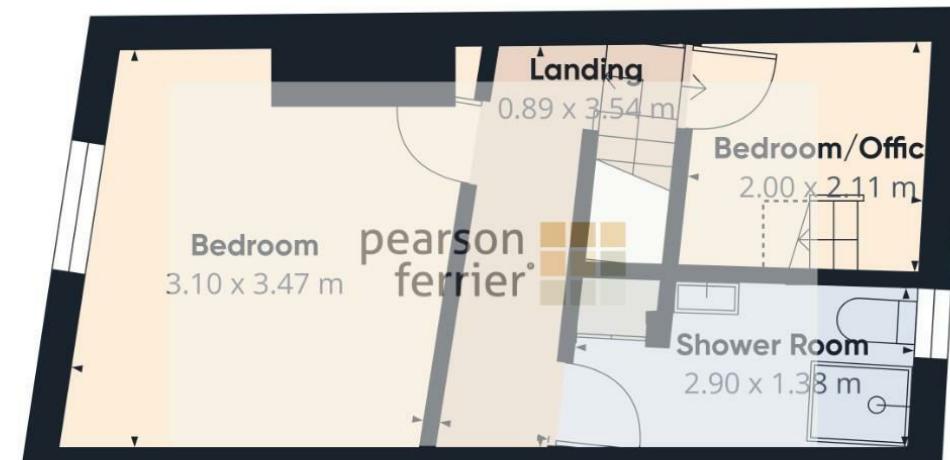
Floor 0

Approximate total area⁽¹⁾

45.4 m²

Reduced headroom

1.3 m²



Floor 1

(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.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential	
	(81 plus) A	(81-91) B	(92-101) C	(102-110) D
(81-91) B	87			
(92-101) C				
(102-110) D				55
(111-120) E				
(121-130) F				
(131-140) G				

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO ₂ emissions	Current		Potential	
	(81 plus) A	(81-91) B	(92-101) C	(102-110) D
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England & Wales EU Directive 2002/91/EC

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