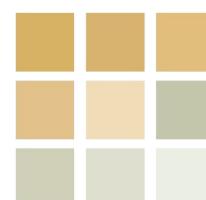




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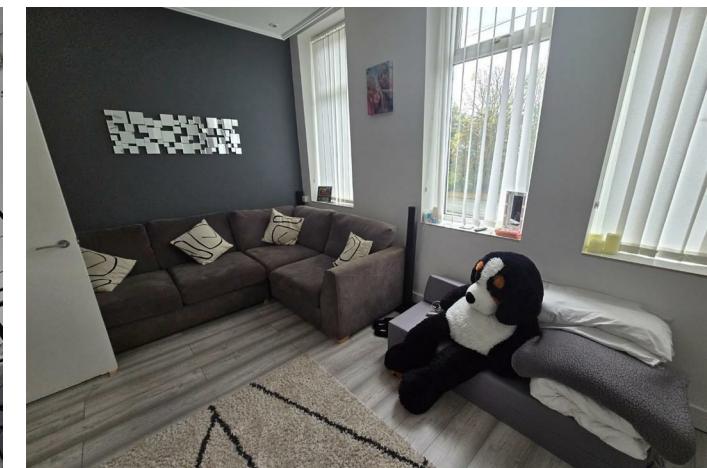
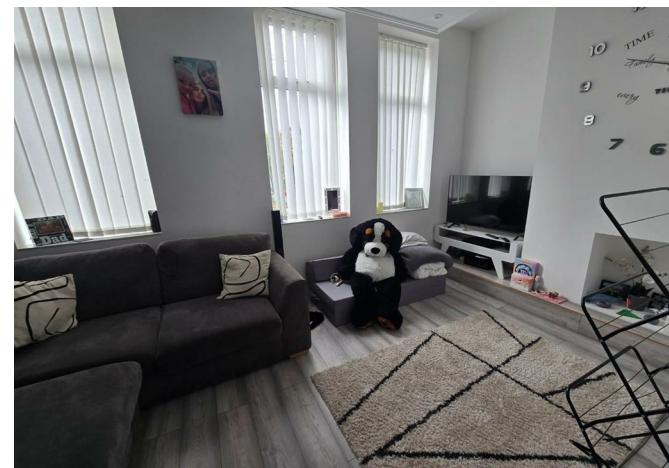
205 MANCHESTER ROAD  
Bury, BL9 9HL  
Auction Guide £200,000

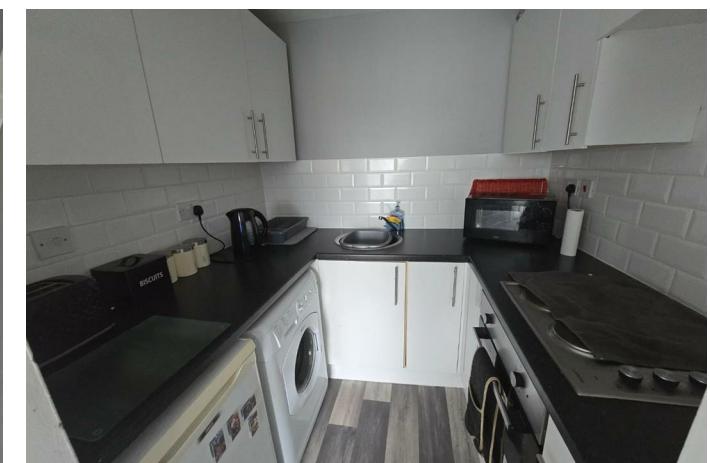
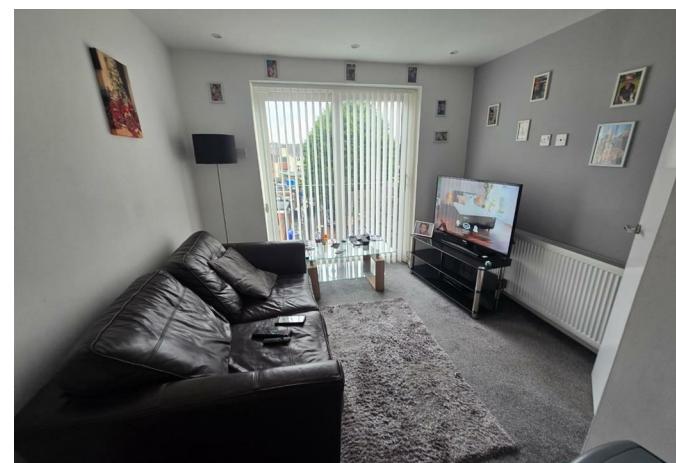
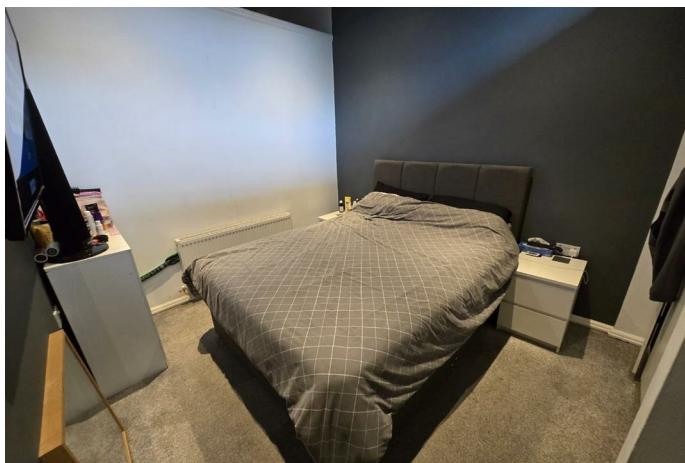
# 205 MANCHESTER ROAD

## Property at a glance

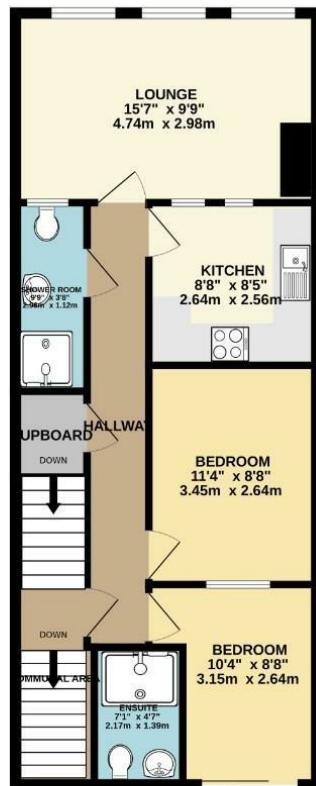
- FOUR STOREY INCOME PRODUCING INVESTMENT £23,280PA
- COMPRISING A SHOP AND 2 X 2 BEDROOM FLATS
- LOCATED TO THE SOUTH OF BURY CENTRE AT PARKHILLS RD JUNCTION
- IDEAL BUY TO LET

For sale via Pearson Ferrier Auctions starting Tuesday 24th March, bidding will be on the Pearson Ferrier website and you can register to bid now. A four storey mixed uses premises on Manchester Road in Bury. The property has a shop to the ground and basement levels which is accessed from the front that we have been unable to access. To the upper two floors there are apartments which are accessed from the rear. The first floor apartment has two bedrooms (one en suite), lounge, kitchen, shower room and hallway. The second floor apartment has two bedrooms, lounge, kitchen, shower room and hallway. The property is being sold with tenants in place with the combined yearly income being £23,280. This is made up of the rent from the shop at £670pcm, the rent for the first floor flat at £750pcm and the rent for the second floor flat at £520pcm. The floor plans for the flats are on the advert. This is an ideal buy to let income producing investment. The property is located to the South of Bury town centre on Manchester Road at the junction with Parkhills Road and Radcliffe Road. 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.

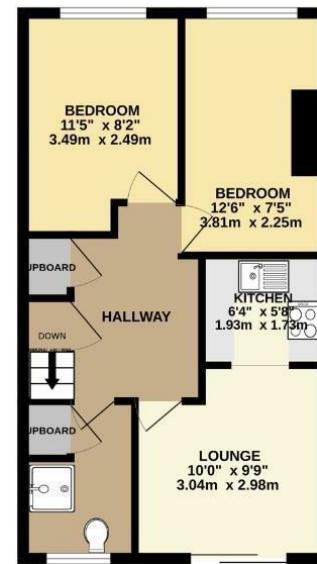




1ST FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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