pearson ferrier®

104 VALLEY MILL LANE

Bury, BL9 9BY

£115,000

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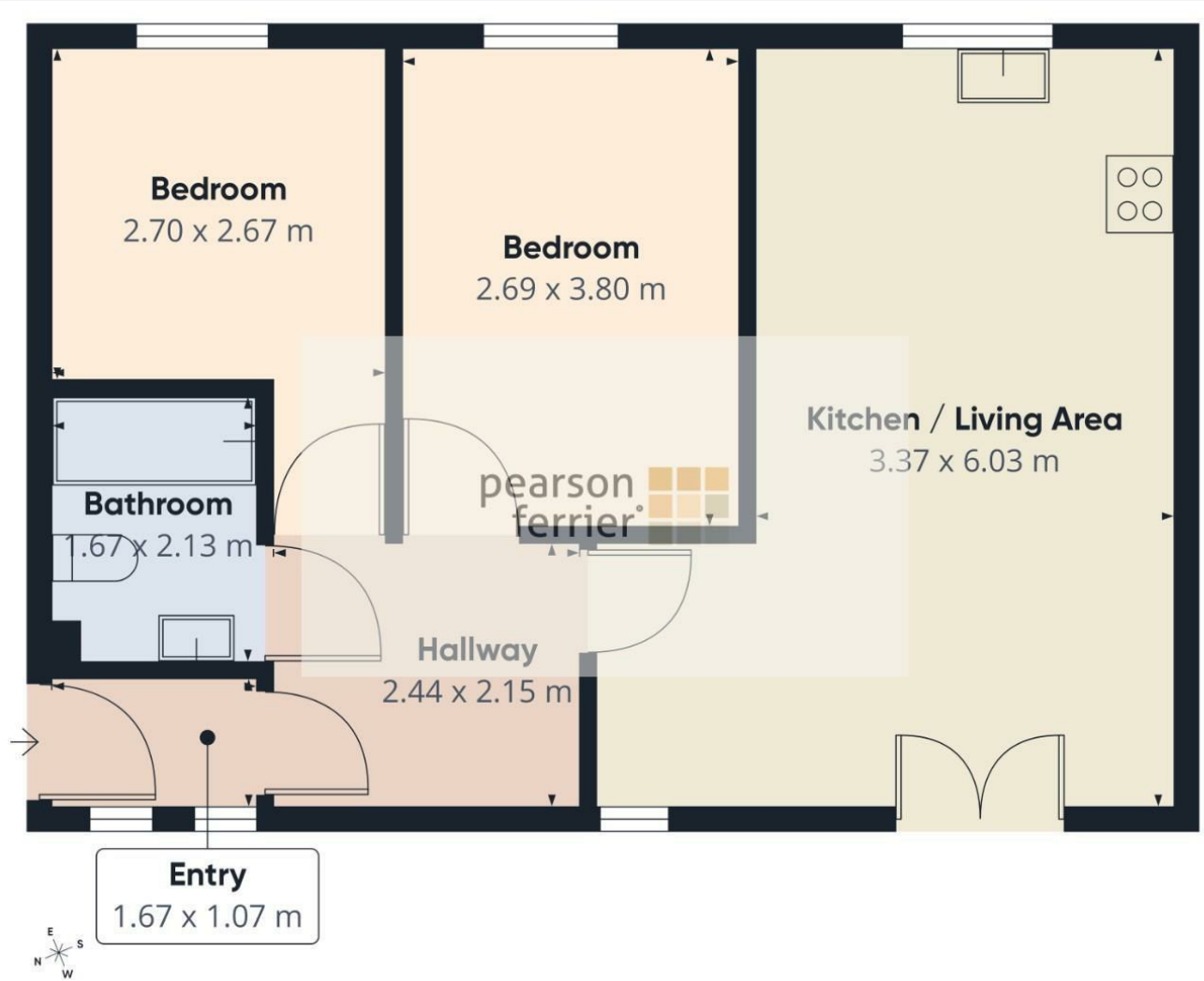
Property at a glance

- MODERN APARTMENT
- TWO BEDROOMS
- OPENN PLAN LIVING
- IDEAL FIRST TIME BUY OR BUY TO LET
- NO ONWARD CHAIN
- CLOSE TO BURY TOWN CENTRE

Well presented two bedroom, first floor apartment built in approx. 2006 and is located in a convenient position within walking distance to Bury town centre and being only a short walk to Roche Valley Greenway. The property benefits from being only a short walk to Bury town centre with the Metrolink and bus station offering easy access to Manchester & surrounding towns with the motorway network being only a short drive. In brief the property comprises of, entrance hall, inner hall, open plan lounge/kitchen/diner, two bedroom and bathroom. The property is ideal for a first time buyer or buy to let investment and is offered to the market with no onward chain.

Tenure - Leasehold - 150 years from 1 January 2007
Ground Rent - £285 per year
Service Charge - £97.23 per month
Council Tax Band - A
EPC - C

Fire exit



Approximate total area(1)

52.1 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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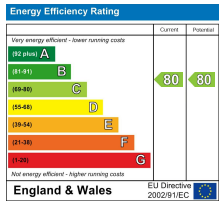

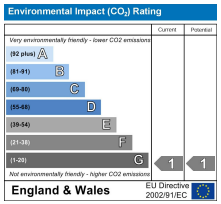

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

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