



pearson  
ferrier®



FLAT 2 287 WALMERSLEY ROAD  
Bury, BL9 6NX  
£800 Per Calendar Month



# 287 WALMERSLEY ROAD

## Property at a glance

- AVAILABLE MID JAN 2025
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- OPEN PLAN LIVING/DINING
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO CLARENCE PARK & THE LIDO
- ELECTRIC HEATING ONLY
- COUNCIL TAX BAND B
- EPC RATING D

\*\*\*AVAILABLE MID JAN 2025\*\*\* Well presented two bedroom ground floor apartment within this modern apartment complex located approximately 1 mile north of Bury town centre in the Seedfield area of Bury on Walmersley Road. The location offers excellent access to Bury town centre, Clarence park & Lido, local primary schools (Chesham & St Josephs & St Bedes), local shops yet with the motorway network being only a short drive. The property benefits from double glazing throughout electric heating and briefly comprises of; Entrance hall, open plan lounge/kitchen, two double bedrooms and family bathroom. Allocated parking.

### ADDITIONAL INFORMATION:

The EPC rating is band D. Council tax band B.

Please note that you will be required to pay a Holding Deposit (equivalent to one weeks rent) to secure the property.







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