



pearson  
ferrier®



32 ST ANNES STREET  
Bury, BL9 6LP  
£140,000

# 32 ST ANNES STREET

## Property at a glance

- TRADITIONAL TERRACE
- TWO DOUBLE BEDROOMS
- LOUNGE & KITCHEN/DINER
- WALKING DISTANCE TO BURY TOWN CENTRE
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN

Well presented two double bedroom mid terrace property located in The Chesham area of Bury just off Walmersley Road. The location offers excellent transport links and is within walking distance to Bury town centre, with a handy parade of shops, primary schools, Clarence Park & The Lido being on your doorstep. In brief the property comprises of; Vestibule, lounge and breakfast/kitchen to the ground floor. To the first floor is a landing, two double bedrooms and family shower room. The property benefits from courtyard to the front and enclosed yard to the rear and is an ideal first time buy or buy to let investment and is offered to the market with no onward chain.

Tenure - Leasehold - 996 years from 24 December 1877

Ground Rent - tbc

Council Tax Band - A

EPC - D







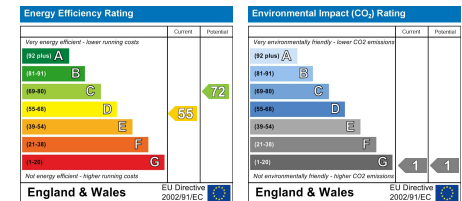
Approximate total area<sup>(1)</sup>  
64.5 m<sup>2</sup>  
Reduced headroom  
1 m<sup>2</sup>

(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 Walmersley 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.