pearson ferrier®

213 WALMERSLEY ROAD

Bury, BL9 5DF

£350,000

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Property at a glance

- SUBSTANTIAL EDWARDIAN STYLE SEMI DETACHED HOME
- LOCAQTED APPROX HALF A MILE BURY CENTRE
- CURRENTLY SPLIT INTO 3 SELF CONTAINED APARTMENTS
- CURRENT RENTAL INCOME £1200 PER MONTH
- POTENTIAL INCOME £2000 PER MONTH +
- WELL PRESENTED INTERNALLY
- FIRE ESCAPE STAIRCASE
- PARKING TO THE REAR

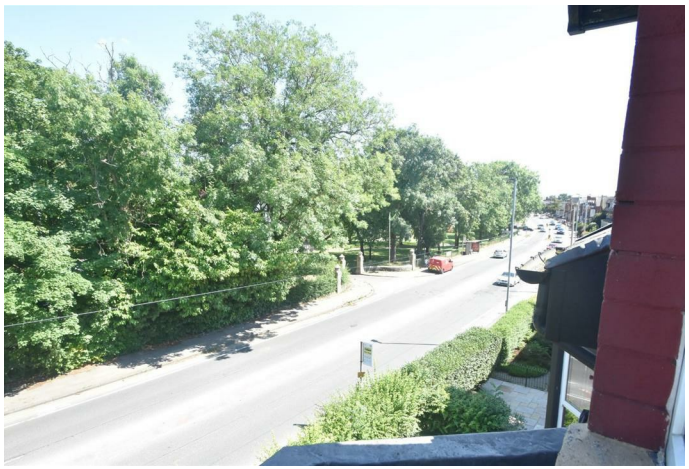
A substantial semi detached three storey home currently split into 3 separate self contained apartments, 2 of which are currently occupied on a residential letting basis and currently generating £1200 pcm (one apartment in currently vacant) but with a potential to generate over £2000 per month easily, in our opinion. Located on Walmersley Road approximately half a mile from Bury town centre, the property is ideal for existing landlords to retain as 3 flats or to convert to either an HMO (subject to approvals) or a private dwelling.
The current layout comprises: entrance vestibule, ground floor hall with access to the first and second floor landings.
Flat 1 is top floor and comprises of one bedroom, good sized living room/kitchen, three piece bathroom.
Flat 2, middle floor, entrance hall, lounge, two bedrooms, separate kitchen and good sized bathroom.
Flat 3, ground floor

Tenure - Leasehold from 1922 for a period of 999 years
Flat 1 EPC Rating - E
Flat 1 Council Tax Banding - A

Flat 2 EPC Rating - D
Flat 2 Council Tax Banding - A

Flat 3 EPC Rating - E
Flat 3 Council Tax Banding -A

Smooth



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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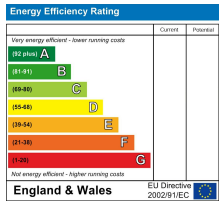

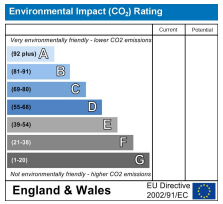

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