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85 RIBBLE DRIVE  
Bury, BL9 6RS  
Auction Guide £65,000



# 85 RIBBLE DRIVE

## Property at a glance

- GROUND FLOOR APARTMENT
- GUIDE PRICE £65,000 - £75,000
- TENANT IN PLACE AT £5,400PA (£450PCM)
- LOCATED IN THE WALMERSLEY AREA OF BURY

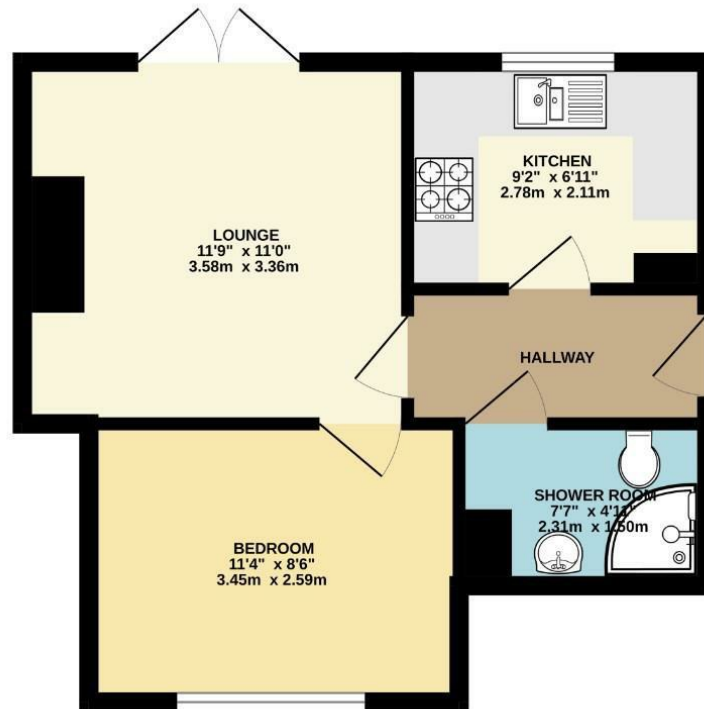
For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A ground floor flat with garden, located in the Walmersley area of Bury. The property comes with a tenant in place paying £5,400PA (£450PCM). The property comprises lounge, kitchen, bedroom, shower room and hallway. Externally there is a garden area. The property is gas central heated and double glazed. It would be an ideal buy to let investment with the property already having a tenant in place. Auction guide price £65,000 - £75,000. 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.







GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 352 sq ft. (32.7 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 misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
39-48 <b>F</b>			
31-38 <b>G</b>			
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 <b>A</b>			
81-91 <b>B</b>			
69-80 <b>C</b>			
55-68 <b>D</b>			
49-54 <b>E</b>			
39-48 <b>F</b>			
31-38 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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.