



pearson
ferrier®



55 DERBY COURT
Bury, BL9 6WG
£137,000

55 DERBY COURT

Property at a glance

- SPACIOUS THIRD FLOOR APARTMENT
- TWO FITTED DOUBLE BEDROOMS (MASTER EN SUITE & DRESSING AREA)
- INTERNAL VIEWING HIGHLY RECOMMENDED
- UPGRADED HEATING AND EICR DONE 2022
- CLOSE TO BURY TOWN CENTRE
- WELL PLACED FOR MOTORWAY ACCESS

Immaculately presented two double bedroom 3rd floor apartment within this modern apartment complex located approximately 1 mile north of Bury town centre just off Walmersley Road. The location offers excellent access to Bury town centre, Clarence park & Lido, local primary schools (Chesham & St Josephs & St Bedes) and local shops with the motorway network being only a short drive. The property is presented beautifully and the current owner has upgraded the heating system and really must be viewed to appreciate the accommodation on offer. In brief the property comprises of; Entrance hall, open plan lounge/dinning/kitchen, two fitted double bedrooms (with the master being en-suite and having a dressing area) and family bathroom. Externally there is allocated parking and communal gardens it is an ideal first time buy.

Leasehold 155yrs from 2024
Ground Rent £150
Service Charge £71
Council Tax Band-B

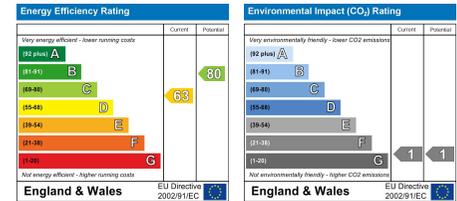




GROUND FLOOR



While 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.
Made with Floorplan 2022.



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.