



**22 LAVENHAM CLOSE**  
Bury, BL9 8DP  
Offers Over £100,000

# 22 LAVENHAM CLOSE

## Property at a glance

- stunning & newly refurbished first floor purpose built flat
- one generous sized bedroom with fitted wardrobes
- PVC double glazing & electric heating system
- spacious lounge
- newly installed shaker style kitchen with integrated appliances
- stunning newly installed shower room
- newly plastered & decorated throughout
- communal gardens & a single garage which has recently had a newly installed roller shutter style door and a re-roof providing off road parking for one car.
- offered for sale with vacant possession and no onward chain
- viewing a must!!!

### \*\*\*CASH BUYERS ONLY\*\*\*

Pearson Ferrier are delighted to bring to the market this stunning and newly refurbished first-floor purpose-built flat, ideally suited to Buy-to-Let property investors with an expected rental potential of circa £800–£825 PCM.

This immaculate one-bedroom purpose built flat has been refurbished to a high standard throughout and is conveniently located for access to a wide range of local amenities, including shops, schools, and excellent transport links — Whitefield Metrolink Station is only a short walk away, providing easy access to Manchester City Centre and surrounding areas.

The accommodation comprises a spacious lounge, a newly installed shaker-style kitchen with integrated appliances, a modern stylish shower room, and a generous double bedroom with fitted wardrobes. The property benefits further from PVC double glazing, electric heating, and communal gardens and a single garage which has recently had a newly installed roller shutter style door and a re-roof providing off road parking for one car.

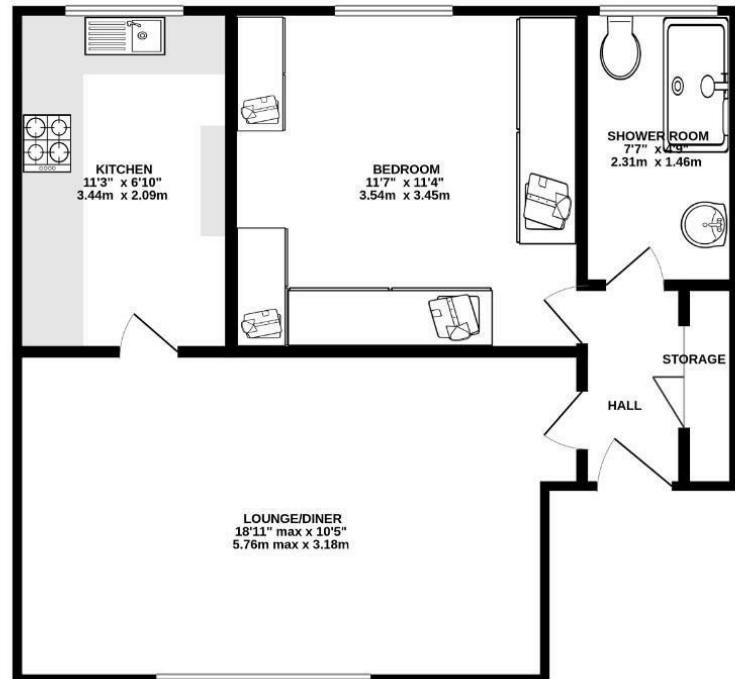
Finished to an exceptional standard this is a fantastic investment opportunity for cash buyers.

Early viewing is highly recommended to fully appreciate the quality and finish of this superb flat.





GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 496 sq.ft. (46.1 sq.m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such by any prospective purchaser. The services, systems and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
		Current	Potential			Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(69-80)	D		
(39-54)	E			(55-68)	E		
(21-38)	F			(39-54)	F		
(1-20)	G			(21-38)	F		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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(55-68)	D			(69-80)	D		
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Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

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