



pearson
ferrier®



22 LAVENHAM CLOSE
Bury, BL9 8DP
£750 Per Calendar Month

22 LAVENHAM CLOSE

Property at a glance

STUNNING & NEWLY REFURBISHED FIRST FLOOR FLAT ** ONE GENEROUS SIZED BEDROOM WITH FITTED WARDROBES ** SPACIOUS LOUNGE NEWLY INSTALLED SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES ** STUNNING HIGH SPEC SHOWER ROOM ** CLOSE TO METROLINK ** AVAILABLE NOW****

A stunning & newly refurbished first floor one bedroom flat which is conveniently placed for easy access to all local amenities including local schools, shops and transport networks to include the nearby motorway networks & Whitefield met station which is only a short walk away and provides easy access to and from Manchester City centre and surrounding areas. Early viewing is highly recommended to avoid any disappointment and further features include: PVC double glazing, electric heating system, newly installed shaker style kitchen with integrated appliances, one generous sized bedroom with fitted wardrobes, a newly installed modern stylish shower room, newly plastered and decorated throughout and new floor coverings throughout. Outside - communal gardens and parking. The accommodation briefly comprises: communal reception hallway, reception hallway leading into the flat, lounge, kitchen, one generous sized bedroom with fitted wardrobes and shower room. Outside - communal gardens and parking.

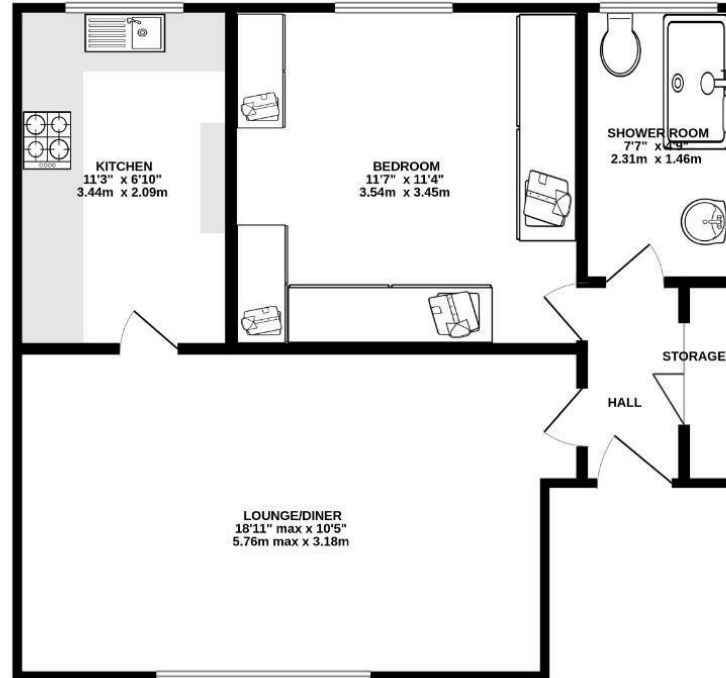
Available now! The property comes FURNISHED. Council Tax band A and EPC rating TBC.

Please note a holding deposit equivalent of one weeks rent is required to secure the property.





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



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, viewings, scenes 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 Metrepro 2002/24

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
35-48	F			35-48	F		
1-34	G			1-34	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Radcliffe Office
44 Blackburn Street Radcliffe, Manchester, M26 1NQ
Telephone: 0161 725 8155
Fax: #
Email: radcliffe@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.