

pearson ferrier®

THE HAYLOFT BAST HOUSE FARM MANCHESTER

Bury, BL9 5LZ

£1,600 Per Calendar Month

BAST HOUSE
FARM MANCHESTER ROAD

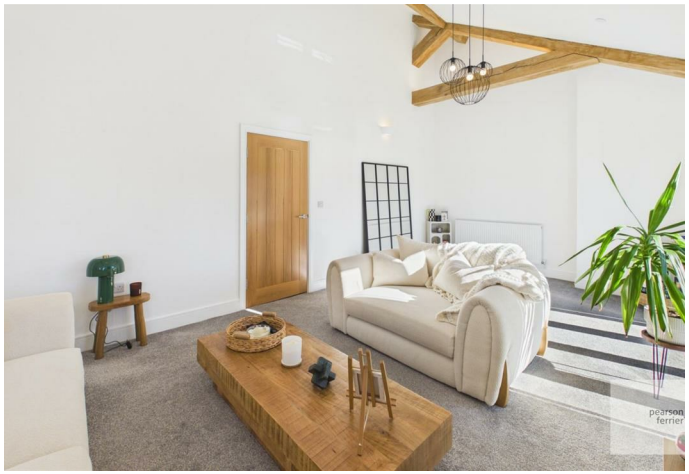
Property at a glance

- Stunning stone-built barn conversion
- High standard throughout
- 2 double bedrooms
- Modern fitted kitchen with integrated appliances
- Spacious open-plan kitchen/dining/living area
- Underfloor heating throughout
- Parking for 2 cars
- Available end of October

The Hayloft, Bast Farm, is a superbly presented 2 bed first floor apartment created from this stunning barn conversion, which has been finished to an extremely high standard throughout. The stone built property sits on a newly developed complex surrounded by countryside yet only a short drive from the main road and motorway links. The property offers ample space with the accommodation comprising, ground floor entrance hall with tiled flooring, wc/cloaks and utility, stairs to the first floor, a spacious landing with space for a home office, large open plan kitchen/dining/living space, 2 double bedrooms the main with an ensuite and a family bathroom. Gas central heating and double glazed windows throughout. Integrated items in the kitchen include the oven, dishwasher, fridge, freezer, wall and base units and sink & drainer. BT superfast broadband is wired ready to be installed too. To the front of the property is a graveled area and onsite parking for 2 cars.
EPC: B
Council Tax band: D
A holding deposit equivalent to 1 weeks rent is required upon application





















Floor 0



Floor 1

Approximate total area[1]

107.5 m²

Reduced headroom

0.6 m²

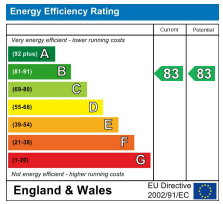
(1) Excluding balconies and terraces

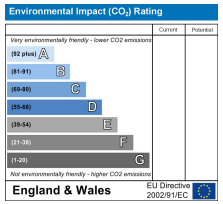
Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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