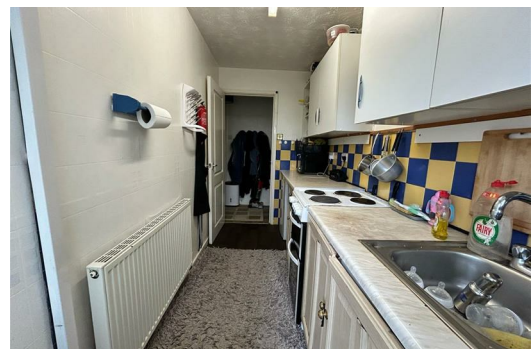
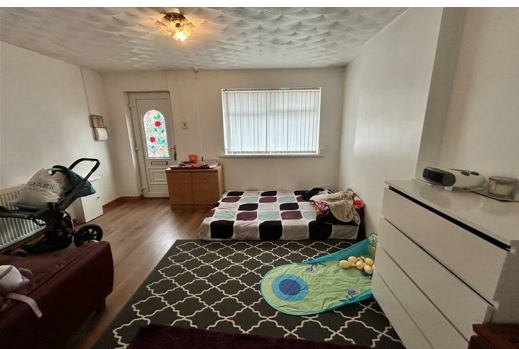




Richard Burch Street, Bury, BL9 6DU

Price £120,000

Lifestyle Sales and Lettings are delighted to bring to the market this one bedroom semi-detached bungalow set in a popular location just off Walmsley Road which presents an excellent opportunity for both homeowners and investors alike.

The property comprises, lounge, bathroom, hallway, kitchen and a bedroom. The property benefits from gas central heating, double glazing where specified, a front and side driveway with ample space for parking and an enclosed rear yard.

As it is within walking distance to Bury Town Centre, it has convenient access to local amenities, parks, reputable schools, and excellent transport links into Manchester City Centre and surrounding areas, this home offers both practicality and potential.

Whether you're a first-time buyer looking for a manageable property, a downsizer, or an investor, this property presents a fantastic opportunity.

In need of modernisation, it allows the new owner to add their personal touch and create a home tailored to their taste and needs.

Currently tenanted, the bungalow provides a reliable rental income of £700.00 per month and £8400.00 per annum, translating to a strong gross yield of approximately 7% based on the asking price of £120,000. This makes it a highly attractive option for investors seeking a steady income stream.

Early viewing is highly recommended to fully appreciate the potential on offer – a must-see!

Lounge

13'9" x 14'1" (4.20m x 4.30m)

Kitchen

4'11" x 11'9" (1.50m x 3.60m)

Bedroom

8'6" x 11'9" (2.60m x 3.60m)

Bathroom

5'6" x 6'6" (1.70m x 2.00m)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Freehold

To be confirmed by the Vendor's Solicitors

Possession:

Vacant possession upon completion

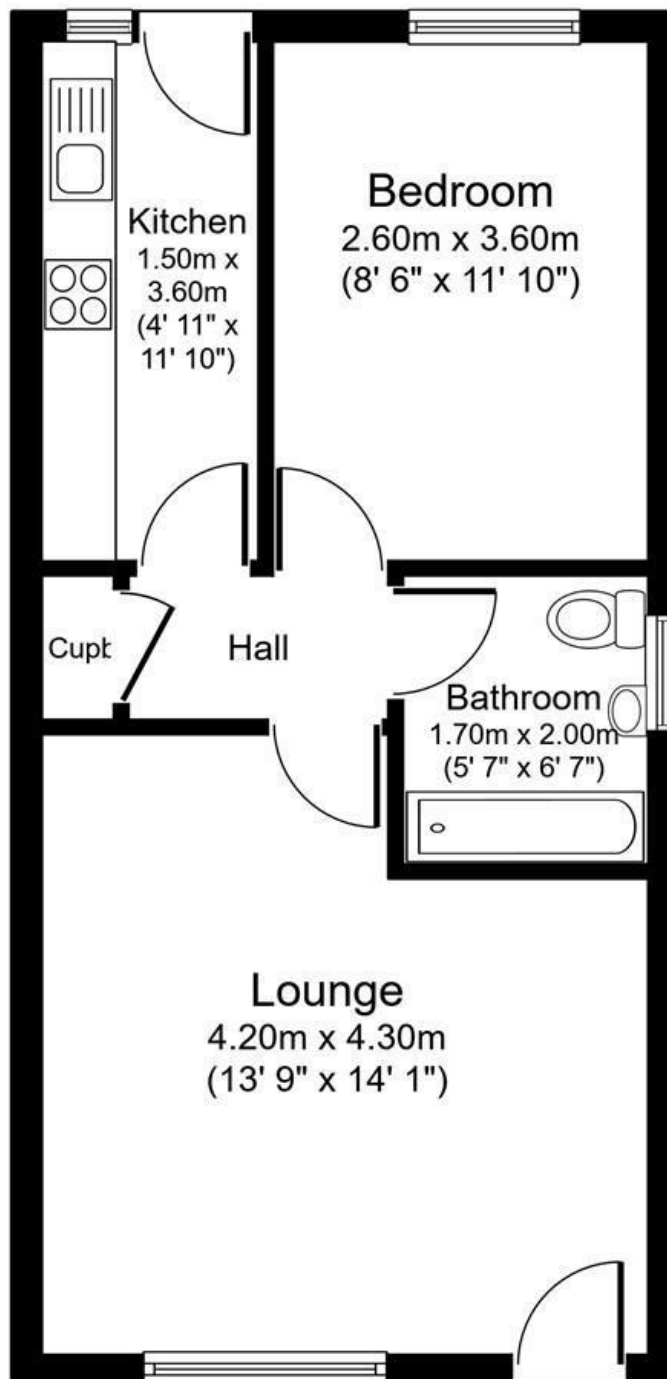
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information for Successful Buyers:

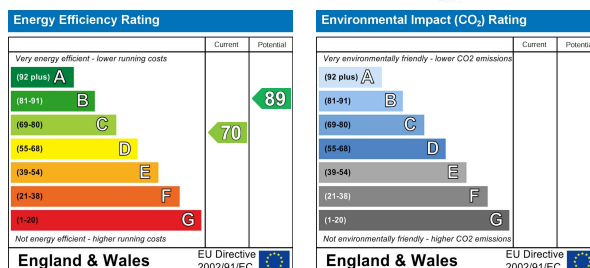
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 38.2 sq.m. (411 sq.ft.) approx



Floor Plan

Created using Vision Publisher™



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