



Valley Mill Lane, Bury, BL9 9BY

£120,000

SECOND FLOOR APARTMENT WITH JULIET BALCONY

Nestled in the charming area of Valley Mill Lane, Bury, this delightful apartment presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The spacious reception room is a standout feature, offering a welcoming atmosphere that seamlessly integrates a fitted kitchen area, perfect for both cooking and entertaining.

This apartment is designed to cater to modern living, with a layout that maximises space and functionality. The combination of the reception room and kitchen creates a sociable environment, ideal for gatherings with friends or family. The two bedrooms are thoughtfully designed to ensure comfort and privacy, making it a perfect retreat after a long day.

Located in a desirable area, this property is not only a wonderful home but also a promising investment opportunity. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Whether you are looking to settle down or seeking a property with great rental potential, this apartment on Valley Mill Lane is worth considering. Don't miss the chance to make this lovely space your own.

Please note this property has been virtually staged using A.I to help envision your potential future home.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Leasehold
 - Allocated Parking/Visitor Parking
 - Communal Gardens And Intercom Access To The Apartment Block
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Sought After Location
 - Viewing Essential
- EPC Rating C
 - Ideal First Time Buy Or Investment Opportunity
 - Open Plan Living/Kitchen/Dining Space

Entrance

Wood effect veneer door to vestibule.

Vestibule

5'7 x 3'7 (1.70m x 1.09m)

Two UPVC double glazed windows and door to hall.

Hall

8' x 7'1 (2.44m x 2.16m)

UPVC double glazed window, doors to two bedrooms, bathroom, open plan living/kitchen/dining area and storage.

Open Plan Living/Kitchen/Dining Area

20' x 11'2 (6.10m x 3.40m)

UPVC double glazed window, two central heating radiators, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for washing machine, wood effect flooring and UPVC double glazed French doors to Juliet balcony.

Bedroom One

12'6 x 8'10 (3.81m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'11 x 8'9 (2.72m x 2.67m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

Central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead direct feed shower, part tiled elevation, extractor fan and wood effect flooring.

External

Communal gardens.

