



2 Bedroom Stone Terrace for Sale - £175,000

Bury Road, Tottington, Bury, BL8 3EU



KEY FEATURES

- STONE TERRACE PROPERTY • SOLD WITH TENANT IN SITU • TWO DOUBLE BEDROOMS • TWO RECEPTION ROOMS • MODERN FITTED KITCHEN AND BATHROOM • FULLY DOUBLE GLAZED/GAS CENTRAL HEATED • GARAGE TO THE REAR • SOLID OAK INTERNAL DOORS • FITTED WARDROBES TO MAIN BEDROOM • CLOSE TO LOCAL AMENITIES

Description

**** A STONE BUILT, TWO BEDROOMED TERRACE PROPERTY SOLD WITH ONGOING TENANT IN SITU - AN EXCELLENT PORTFOLIO ADDITION ****

We are delighted to receive instructions from our vendor to offer to the sales market this exceptionally well presented stone terrace property. The property has a current tenant in situ and presents an excellent addition to any landlord looking to increase their rental portfolio in the Tottington area.

The internal presentation and fitments to the property are of an exceptionally high standard having recently been renovated to a stunning condition. There has been 'no expense spared' with the attention to detail with the fixtures, fittings and finish which included solid oak internal doors, reflected throughout the property

The current tenant has occupied the property for approximately two years and has maintained the property to a high standard throughout.

With the benefit of being fully double glazed throughout with gas fired central heating, the property affords two spacious reception rooms, fully fitted stylish and modern kitchen with a range of appliances, two double bedrooms with a range of fitted robes and a modern luxury bathroom suite.

The attention to detail continues to the external areas of the property with the addition of a garage to the rear with a pleasant patio area with wrought iron fencing. The front external area has a walled garden area.

We expect the interest from serious potential landlords to be high. Details of the current yield is available in discussion with our offices.

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





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Not to Scale. Produced by The Plan Portal 2021
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Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		