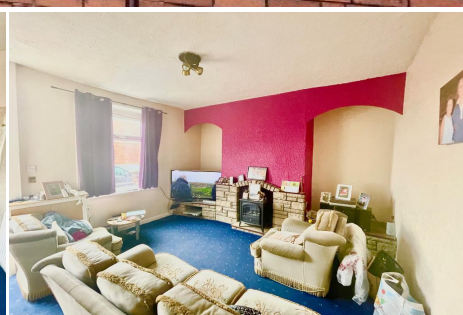
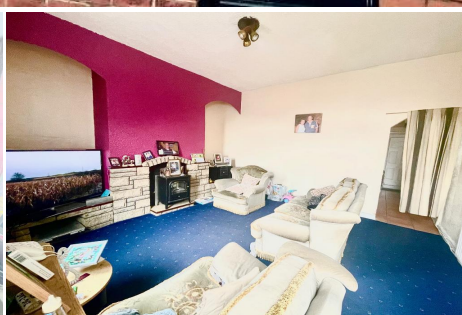
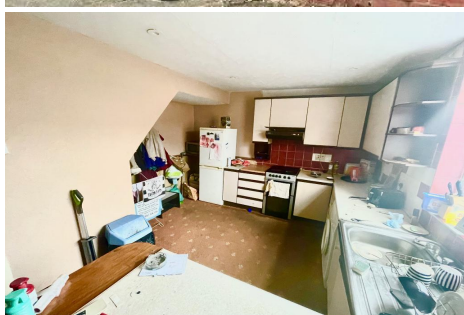


2 Bedroom Terraced for Sale - £98,950

Gladstone Street, Bury, BL9 7QE



KEY FEATURES

- INVESTMENT OPPORTUNITY • TWO BEDROOM MID TERRACE • SOLD WITH TENANT IN SITU • GREAT TRANSPORT LINKS • WITHIN FIVE MINUTES OF BURY TOWN CENTRE • OPPORTUNITY FOR YIELD INCREASE • GAS CENTRAL HEATING/ DOUBLE GLAZING • YARDS TO FRONT AND REAR • SOME COSMETIC UPGRADING REQUIRED • VIEWING STRICTLY BY APPOINTMENT

Description

**** SOLD WITH TENANT IN SITU. A TWO BEDROOMED MID-TERRACE PROPERTY WITH AN ANNUAL YIELD OF 5%. ****

We are pleased to receive instructions to offer for sale this mid-terrace property being sold with tenant in situ and providing a current annual yield of approximately 5%. An increase in yields are possible as there is potential for cosmetic improvement with the both the interior and exterior.

Located within five minutes of Bury town centre with fantastic transport links, the property is heated with gas fired central heating. This well proportioned accommodation comprises of good sized lounge, fitted kitchen, two bedrooms and upstairs bathroom. Externally the property comprises of a front yard and large rear yard.

The property has an EPC rating of E.

Viewings strictly through our offices please on 01204 88 2368.

Accommodation:

Lounge: 14'8 x 13'7 (4.37 x 4.14m)
Kitchen: 14'6 x 11'9 (4.42m x 3.58m)
Bedroom 1: 14'8 x 11' (4.47m x 3.35m)
Bedroom 2: 9'4 x 8'9 (2.84 x 2.76)
Bathroom: 7'4 x 4'11 (2.24m x 1.50m)

Fixtures and Fittings

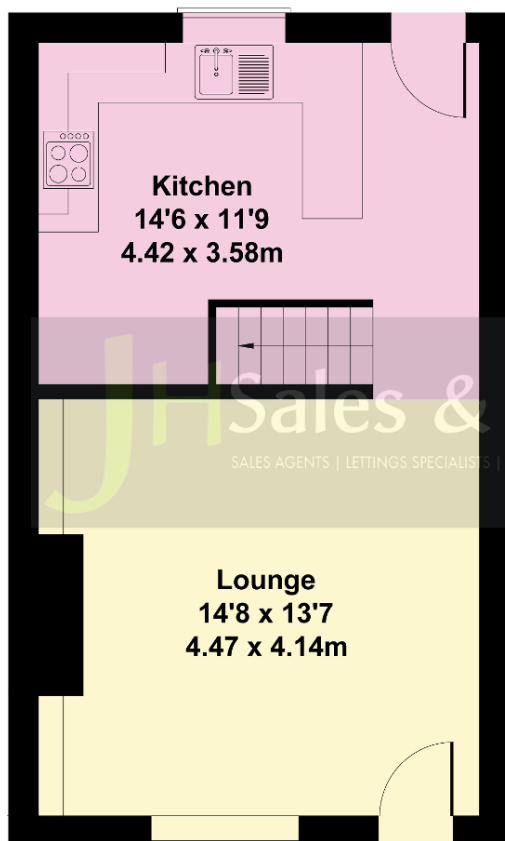
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases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



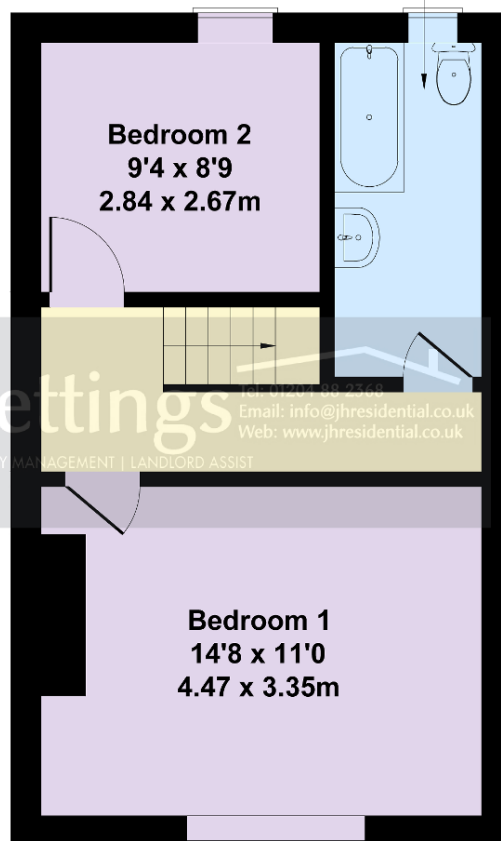
10 Gladstone Street, Bury, BL9 7QE

Approximate Gross Internal Area
762 sq ft - 71 sq m

Bathroom
7'4 x 4'11
2.24 x 1.50m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		