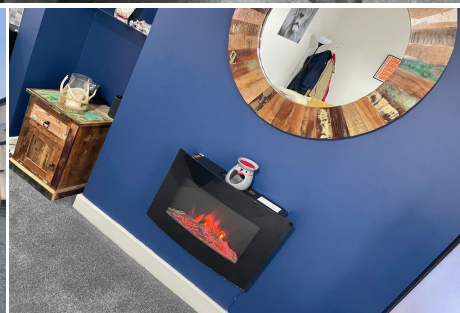


1 Bedroom Flat for Sale - £79,950

Wood Street, Elton, Bury, BL8 2QX



KEY FEATURES

- GROUND FLOOR APARTMENT • EXCELLENT RENTAL INVESTMENT • SOLD WITH LONG TERM TENANT IN SITU • MAINTAINED TO HIGH STANDARD • CLOSE TO BURY TOWN CENTRE • NEARBY LOCAL AMENITIES • GAS CENTRAL HEATING • DOUBLE GLAZING • ONE BEDROOM • VIEWING STRICTLY BY APPOINTMENT

Description

**** A GREAT ADDITION TO YOUR RENTAL PORTFOLIO. A GROUND FLOOR APARTMENT IN EXCELLENT CONDITION SOLD WITH LONG TERM TENANT IN SITU ****

We are pleased to offer for sale this ground floor one bed roomed flat sold with a current tenant in situ. The property has been maintained by the current tenant to a high standard throughout and offers any potential landlord an annual yield of approximately 6 - 6.5%.

Offering ideal living accommodation for a single person or couple, the property is located on the popular Wood Street with many local amenities close by. The property offers an ideal opportunity for the established or potential first time landlord. The current tenant is long term and is a credit to the property.

With gas fired central heating and double glazing, the accommodation comprises of lounge with feature fireplace leading to open plan fitted kitchen and dining area. There is a good sized double bedroom with en suite three piece shower room.

The property has the additional benefit of a private enclosed rear yard area that the current tenant is using as a patio garden.

Viewing is strictly by appointment through our offices on 01204 88 2368.

An Energy Performance Certificate is currently being prepared.

Accommodation:

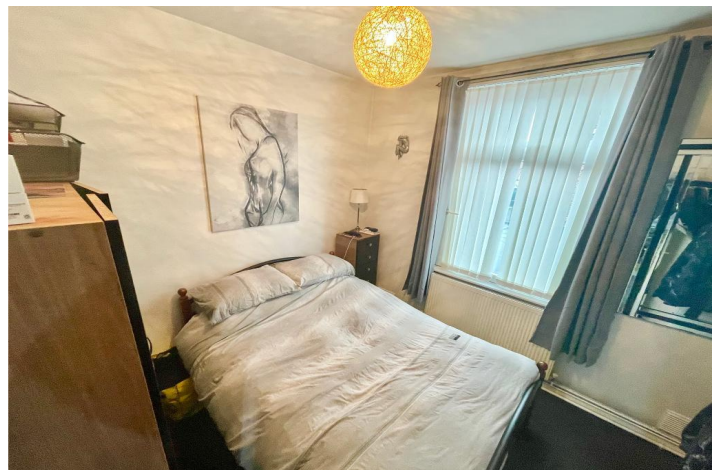
Lounge/Dining/Kitchen: 16'10 x 10'11 (5.13m x 3.33m)

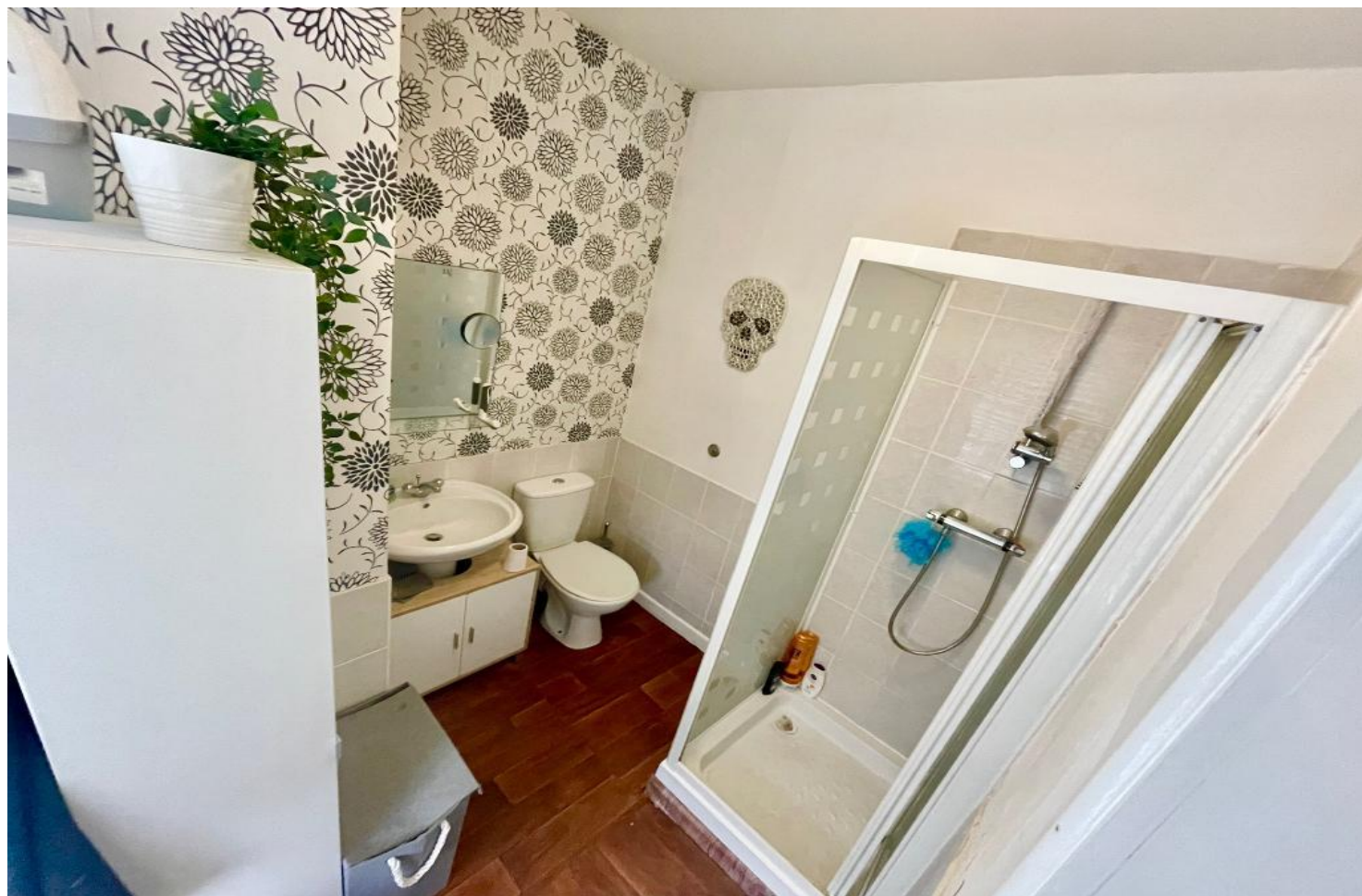
Bedroom 1: 10'11 x 9'7 (3.33m x 2.92m)

Bathroom: 7'7 x 6'4 (2.31m x 1.93m)

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.

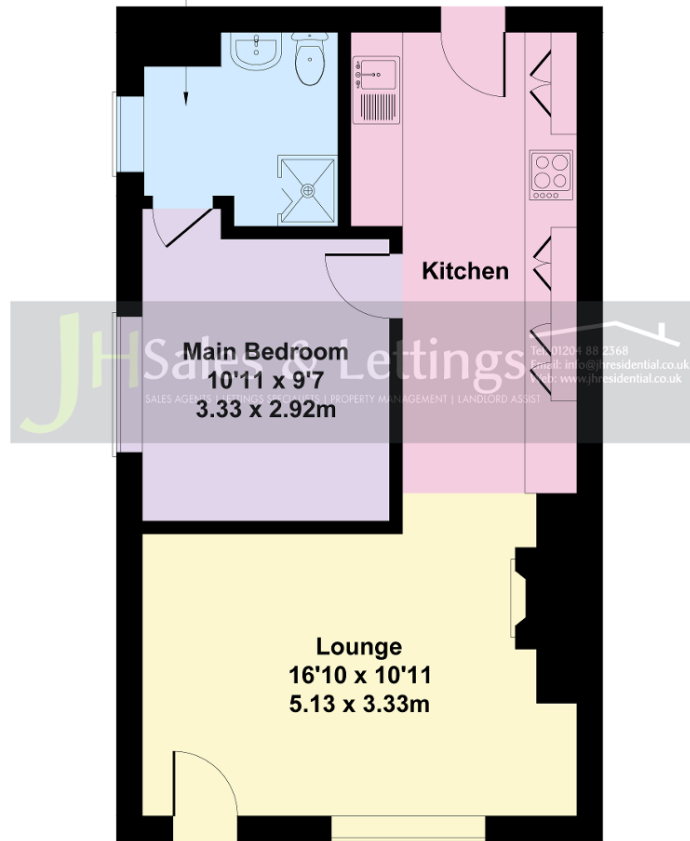




91 Wood Street, Bury, BL8 2QX

Approximate Gross Internal Area
511 sq ft - 47 sq m

En-suite Bathroom
7'7 x 6'4
2.31 x 1.93m



Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.