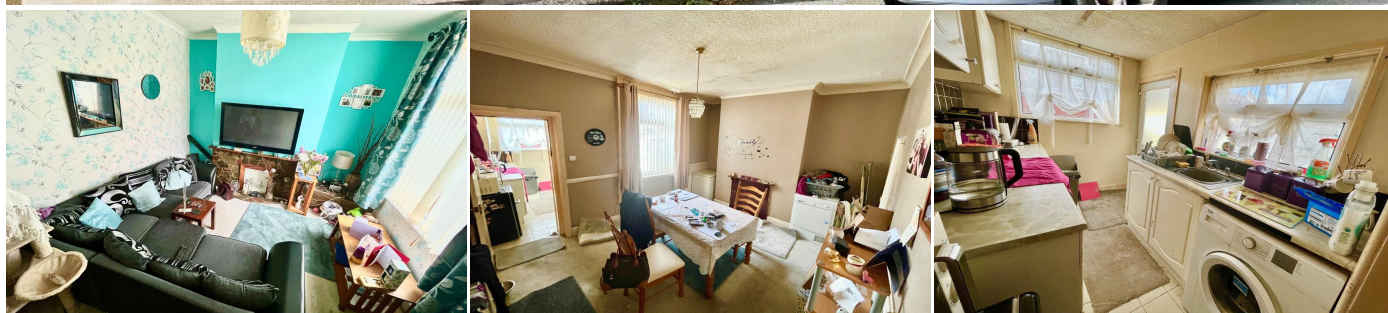


## 2 Bedroom Terraced for Sale - £105,000

Pearson Street, Bury, BL9 6DA



### KEY FEATURES

- MID TERRACED PROPERTY • SOLD WITH TENANT IN SITU • POPULAR RESIDENTIAL AREA • TWO BEDROOMS • GAS FIRED CENTRAL HEATING • TWO RECEPTION ROOMS • ENCLOSED REAR YARD • CONVENIENT LOCATION • IDEAL INVESTMENT ADDITION

## Description

**\*\* A TWO BEDROOMED MID TERRACED PROPERTY BEING OFFERED TO THE SALES MARKET WITH LONG TERM TENANT IN SITU. AN IDEAL PORTFOLIO ADDITION \*\***

JH Sales and Lettings are instructed to offer for sale this two bedroomed mid terraced property, sold with long term tenant in situ. The current yield for any investment buyers offers an approximate 5.5% return. The property could benefit from a cosmetic upgrade thus increasing any potential return.

Situated in a popular residential area and conveniently located for both Bury Town centre and the M66 motorway network, the property is available for accompanied viewing with our offices.

Benefitting from gas fired central heating, the accommodation offers lounge separate dining room, kitchen, two good sized bedrooms and main bathroom. Externally, the property has a small enclosed front garden area and an enclosed yard to the rear.

Any prospective purchasers are invited to enquire with our offices with regards to further tenancy details.

### Accommodation:

Entrance Vestibule

Lounge: 13' 11 x 10' 9 (4.24m x 3.28m)

Second Reception Room: 13' 11 x 11' 4 (4.24m x 3.45m)

Kitchen: 8' 8 x 8' (2.64m x 2.44m)

Bedroom 1: 13' 11 x 10' 11 (4.24 x 3.33m)

Bedroom 2: 14' 6 x 8' 1 (4.42m x 2.46m)

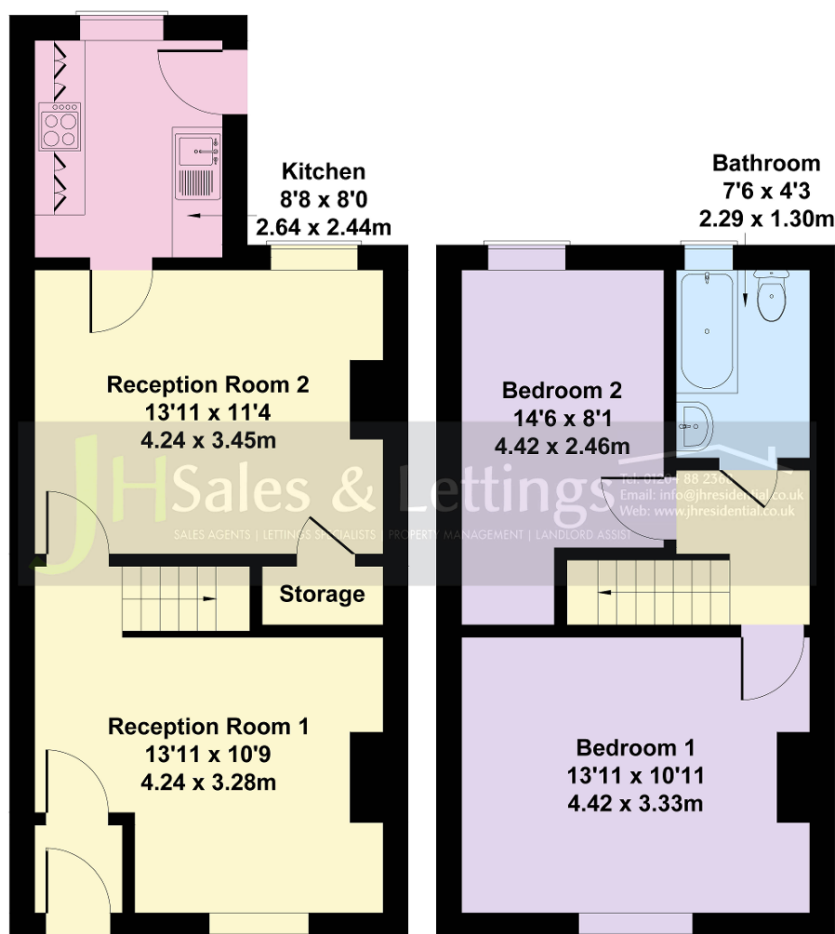
Bathroom: 7' 6 x 4' 3 (2.29m x 1.30m)

### 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.



Approximate Gross Internal Area  
783 sq ft - 73 sq m



GROUND FLOOR

FIRST FLOOR

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

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