

2 Bedroom Terraced for Sale - £152,950

Mayor Street, Elton, Bury, BL8 1LP



KEY FEATURES

- TWO BEDROOMED MID TERRACED PROPERTY
- SOLD WITH TENANT IN SITU
- FAVOURABLE YIELD
- GAS CENTRAL HEATING/DOUBLE GLAZING
- MODERN FITTED KITCHEN
- NEWLY DECORATED THROUGHOUT
- NEW FLOORING THROUGHOUT
- LARGE ENCLOSED REAR YARD
- POPULAR LOCAL AREA
- CLOSE TO LOCAL AMENITIES

Description

**** A WELL PRESENTED TWO BEDROOMED MID TERRACED PROPERTY LOCATED IN A POPULAR AND CONVENIENT LOCATION. OFFERED TO THE MARKET AS AN LANDLORD INVESTMENT WITH CURRENT TENANT IN SITU****

We are delighted to receive instructions to offer for sale this two bedroomed mid terraced property. The property is offered with a current tenant in situ presenting an ideal opportunity for a landlord investor. The property offers a current yield of approximately 6%,

Located within the popular local area of Elton and within easy reach of local amenities, Bury town centre and the motorway network, the property is an attractive proposition for professional tenants.

The property is presented to a good standard throughout and benefits from gas fired central heating and double glazing. Having been newly decorated internally, the property has recently had the benefit of new flooring throughout.

The accommodation offers good sized lounge, fully fitted modern kitchen with appliances, two good sized bedrooms and a modern three piece bathroom. Outside, the property has a small garden area to the front and a well proportioned enclosed rear yard area.

The property has an EPC rating of C.
The property has a council tax band of A.

Viewing is strictly arrangement with our offices on 01204 88 2368.

Entrance Porch

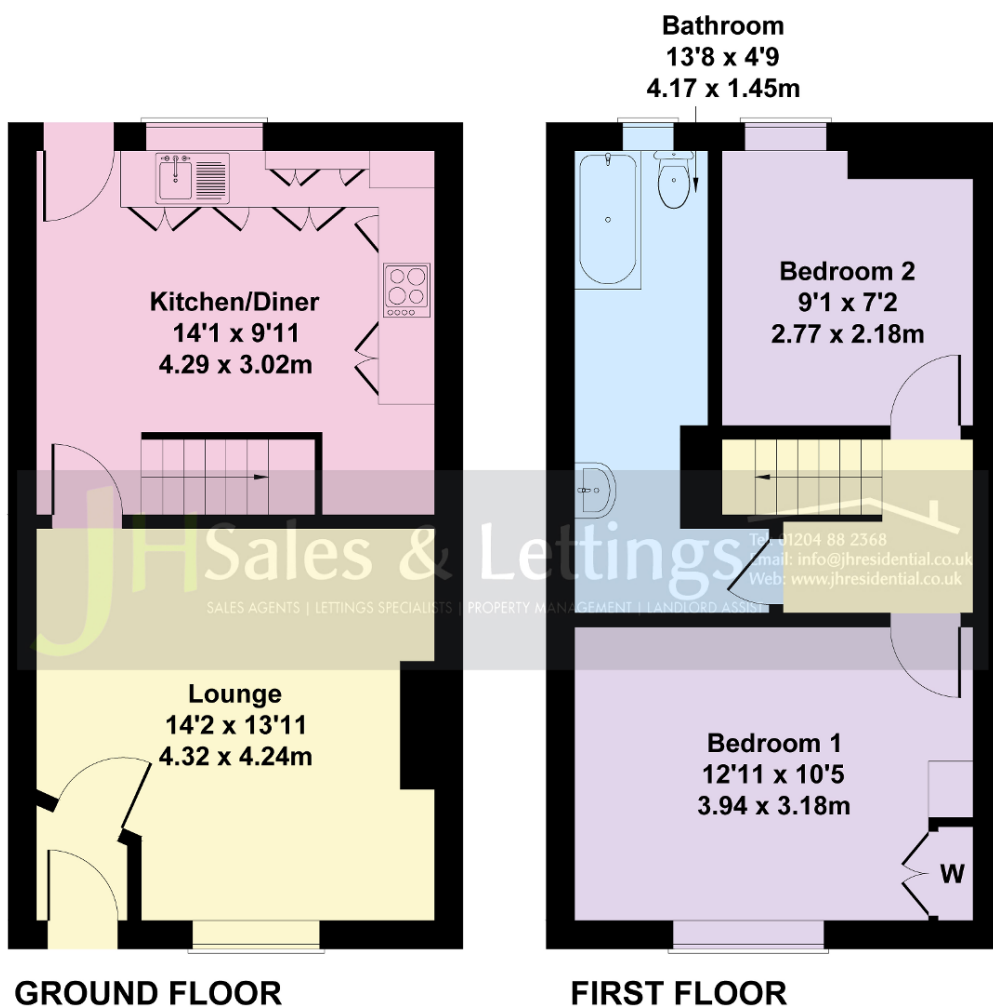
Lounge: 14'2 x 13'11 (4.32 x 4.24m)
Dining Kitchen: 14'1 x 9'11 (4.29 x 3.02m)
Bedroom 1: 12'11 x 10'5 (3.94 x 3.18m)
Bedroom 2: 9'1 x 7'2 (2.77 x 2.18m)
Bathroom: 13'8 x 4'9 (4.17 x 1.45m)

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
774 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		