

£895
pcm





Features

- WELL PRESENTED FIRST FLOOR DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN THREE PIECE FAMILY BATHROOM
- MODERN FITTED KITCHEN
- AVAILABLE IMMEDIATELY
- FULLY DOUBLE GLAZED & GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- EPC Rating - C
- NEUTRAL DECORATING THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT VIA OUR RAMSBOTTOM OFFICE

Summary of Property

**** AVAILABLE IMMEDIATELY ** TWO DOUBLE BEDROOM DUPLEX APARTMENT ** MODERN FITTED KITCHEN & BATHROOM ** POPULAR SEDDONS FARM LOCATION ** MUST SEE! **** A superb and exceptionally spacious two-bedroom duplex flat, ideally situated in the sought-after Colville Drive Precinct above the shops. Conveniently located for Bury town centre, local amenities, the motorway network, and public transport links, this property offers both comfort and accessibility. Warmed by a gas-fired combination central heating system and fully UPVC double glazed, the accommodation briefly comprises an entrance hall with a staircase leading to a landing area, a generous living room, a fully fitted modern kitchen, and a double bedroom. On the first floor, there is a modern three-piece bathroom with a shower and an additional spacious double bedroom. Externally, the property benefits from an enclosed rear yard, perfect for outdoor entertaining. Early viewing is highly recommended and strictly by appointment only through our Ramsbottom office.

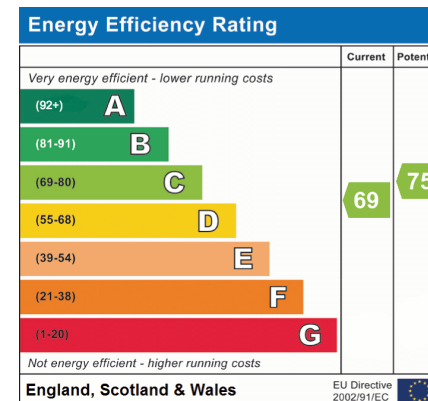
Deposit: £895.00

Local Authority/Council Tax: Bury Council: A, Annual Amount: £1609.72 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1000Mbps Upload: 1000Mbps

Mobile Coverage: EE - Limited, Vodafone - Likely, Three - Limited, O2 - Likely



Local Authority

Bury Council

Band A

Tax Band Amount: £1609.72

Room Descriptions

Ground Floor

Entrance Hallway

Front Door and stairs leading to the first floor landing.

First Floor

Landing

Ceiling point and UPVC double glazed window.

Lounge

UPVC double glazed window, wall lights, radiator and ceiling point.

Kitchen

A modern fitted kitchen with a range of wall and base units, completely work surface, single bowl sink unit with drainer, four ring electric hob with extractor unit above, electric oven, part tiled walls, plumbed for washing machine. UPVC double glazed window and ceiling point.

Bedroom

UPVC double glazed window, radiator, cupboard housing the combi boiler and ceiling point.

Second Floor

Bathroom

A modern three piece white bathroom suite comprising of a panel bath with shower above, low level w/c, wash hand basin, radiator, part tiled walls, ceiling point and UPVC double glazed window.

Outside

Yard

Enclosed rear yard with concrete paved area. Gated access.



General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.