

# BELVOIR!

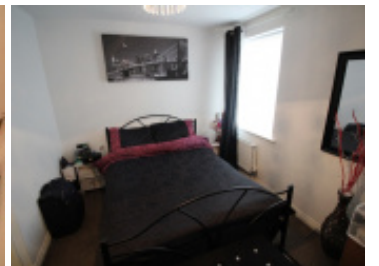
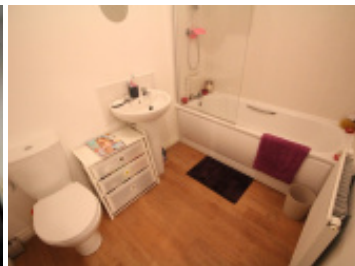
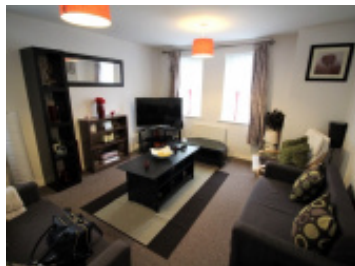
Bury Office  
110 Wash Lane Bury Lancashire BL9 7DJ

103 Old Market Street, Manchester, M9



1 bed 1 bath 1 living

£70,000



## Key Features

Call: 0161 764 8525

[belvoir.co.uk/bury](http://belvoir.co.uk/bury)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

## Full Description

Belvoir Sales and Lettings are delighted to receive instructions from our clients to offer for purchase this well presented ground floor apartment conveniently located within easy access to the metro-link and the M60 motorway.

The accommodation on offer briefly comprises; entrance hallway, open plan lounge and kitchen, one bedroom and bathroom w.c. The property has the benefit of gas central heating, uPVC double glazed windows and security intercom access.

Outside the property is set in communal gardens with an allocated parking space.

Offered with no chain, your early viewing of this property is strongly recommended.

### Accommodation

Entrance Hallway - With security video entry intercom, two ceiling light points, telephone point, single panelled radiator, built in storage cupboard.

Kitchen 9' 1" x 6' 0" (2.78m x 1.83m) - With a range of fitted wall and base units incorporating a single drainer stainless steel sink unit with mixer tap, built in electric oven, gas hob and stainless steel chimney style extractor hood with stainless steel splash back, uPVC double glazed window, integrated washing machine, integrated fridge, ceiling light point, laminate floor, smoke detector, concealed wall mounted gas combination boiler.

Lounge 14' 4" x 12' 1" (4.38m x 3.68m) - With two uPVC double glazed windows, two ceiling light points, two panelled radiators, television aerial point, open plan to kitchen.

Bedroom 12' 10" x 11' 4" (3.92m x 3.45m) narrowing to 8' 8" (2.63m) - With two uPVC double glazed windows, panelled radiator, ceiling light point.

Bathroom w.c. 8' 6" x 5' 7" (2.58m x 1.71m) - With three piece suite comprising panelled bath with shower over, shower screen, pedestal wash hand basin, low flush w.c., single panelled radiator, ceiling light point, laminate floor.

Outside - The property is set in communal gardens and has an allocated parking space.

*Please Note: We have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they would take such measurements themselves.*

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