



HENSTOCK
PROPERTY SERVICES

**SOLD
STC**



Flat 9 287 Walmersley Road, Bury, Lancashire BL9 6NX

- 2 BEDROOMED APARTMENT
- DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING TO REAR
- COUNCIL TAX BAND B

£120,000



PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this modern 2 bedroomed top floor apartment. The living accommodation briefly comprises; entrance hallway, open plan lounge into fitted kitchen / diner, 2 bedrooms and a bathroom. The property also benefits from gas central heating, uPVC double glazed windows and an allocated parking to rear. Well situated approximately 1 mile from Bury Town Centre within easy reach of shops/supermarkets, schools, leisure/fitness facilities, good public transport services and access to motorway links of the M60 & M62.

PLEASE NOTE: Service Charge is £115 Per Month.

Top Floor

Entrance

Communal Entrance Hallway and stairs to upper floor.

L shaped private hallway 7.38m x 1.14m (24' 3" x 3' 9") , built in storage / heater cupboard, oak effect laminate flooring, electric wall heater.

Lounge (open to kitchen)

5.04m x 2.98m (16' 6" x 9' 9") into recess, oak effect laminate flooring, electric wall heater.

Kitchen

3.4m x 3.26m (11' 2" x 10' 8") views to rear, modern maple style units with black sparkle granite worktops, single built in oven with 4 ring ceramic hob, extractor, stainless steel sink with chrome mixer tap, plumbed for washer, built in fridge with freezer compartment, central island/breakfast bar, part tiled walls, tiled floor.

Bedroom 1

3.47m x 3.43m (11' 5" x 11' 3") views to side, oak effect laminate flooring, electric wall heater.

Bedroom 2

3.45m x 2.97m (11' 4" x 9' 9") views to rear, oak effect laminate flooring, electric wall heater.

Bathroom

2.31m x 1.59m (7' 7" x 5' 3") white modern suite comprising; bath with over bath wall mounted flexi hose mixer shower, glass screen, wall mounted floating sink, close coupled w.c, fully tiled walls, tiled floor, extractor, chrome heated towel rail.

