

£220,000  
Leasehold



**JS**  
JONSIMON  
ESTATE AGENTS

**JS**  
JONSIMON  
ESTATE AGENTS



### Features

- Investment Opportunity - Buy to let Investors
- Two, Large two bedroom apartments
- Over 7.5% yield
- Sold with no onward chain
- Separate access to both apartments
- Four generous bedrooms
- Fully double glazed & electric heating
- Stones throw from M66 motorway
- Two spacious reception rooms
- Two separate dining kitchens
- Enclosed low maintenance rear yard
- Enclosed rear yard
- Viewing is highly recommended

## Summary of Property

**\*\* INVESTMENT OPPORTUNITY \*\* TWO - TWO BEDROOM APARTMENTS \*\* BOTH FULLY TENANTED WITH 7.5% YIELD \*\* BUY TO LET INVESTORS \*\*** This superb semi-detached property has been fully renovated and converted into two separate two-bedroom apartments, each offering open-plan living spaces with dining kitchens, spacious bedrooms, and modern fully fitted three-piece family bathroom suites. It presents an excellent investment opportunity for buy-to-let investors, with an estimated annual yield of over 7.5%. The well-presented ground floor apartment comprises a hallway, open-plan living room and dining kitchen, two bedrooms, and a modern family bathroom suite. The first-floor apartment features an entrance hallway with stairs leading to a landing area, an open-plan living room and dining kitchen, two bedrooms, and a stylish three-piece family bathroom suite. Located on the corner of Walmersley Old Road in the village of Walmersley, the property is ideally positioned for countryside walks through the nearby villages of Nangreaves and Buckhurst, while also being just a short distance from a convenient parade of shops and approximately 2 miles from Bury town centre, with a regular bus service available right on the doorstep. Viewings are strictly by appointment only via our Ramsbottom office.

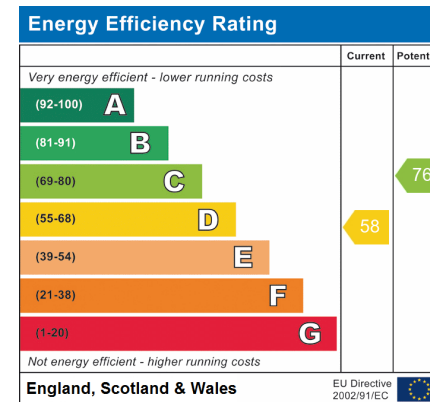
Tenure: Leasehold

Local Authority/Council Tax: Bury Council: A x 2 Annual Amount: £1703.43 x 2 Approx.

Flood Risk: Very Low

Broadband availability: Ultrafast: Download: 1800Mbps Upload: 1000Mbps

Mobile Coverage: EE - Good outdoor, Vodafone - Good outdoor, variable in-home, Three - Good outdoor, variable in-home, O2 - Good outdoor, variable in-home.



### Local Authority

Bury Council  
Band A  
Tax Band Amount: £1703.43

## Room Descriptions

### Ground Floor - Apartment

#### Entrance Hallway

UPVC double glazed front door and window, meter cupboards and ceiling point.

#### Lounge

UPVC double glazed side window, electric wall heater, TV point and ceiling spotlights.

#### Dining Kitchen

Modern fully fitted kitchen with range of wall and base units, complementary work surface, electric hob, electric oven, extractor above, single bowl sink unit with drainer, part tiled walls, ceiling spotlights, electric wall heater, UPVC double glazed side window and extractor.

#### Utility Room

Work surface area, plumbing for washing machine and dryer, part tiled walls, ceiling point and storage cupboard with hot water tank.

#### Bedroom

UPVC double glazed front window, electric wall heater and ceiling spotlights.

#### Bedroom

UPVC double glazed front window, electric wall heater and ceiling point.

#### Bathroom

A modern three-piece white bathroom suite comprising of a panel bath with mixer taps, electric shower above with glass shower screen, low-level WC, wash hand basin with storage cupboard underneath, electric towel radiator, fully tiled walls and flooring, ceiling spotlights and UPVC double glazed rear window.

### First Floor Apartment - Ground Floor

#### Entrance Hall

UPVC double glazed front door and stairs leading to the first floor landing.

#### First Floor

#### Lounge

18' 7" x 11' (5.66m x 3.35m) uPVC double glazed window, electric wall heater, laminated flooring and ceiling spot lights.

#### Dining Kitchen

14' 4" x 11' 8" (4.37m x 3.55m) Brand new fitted kitchen with a range of wall and base units with complementary work surface, single bowl sink unit with drainer, electric oven, electric four ring hob and uPVC double glazed window.

#### Bedroom

12' 3" x 11' 1" (3.74m x 3.37m) uPVC double glazed window, electric wall heater and ceiling spot lights.

#### Bedroom

11' 2" x 9' 4" (3.41m x 2.85m) uPVC double glazed window, electric wall heater and ceiling spot lights.

#### Bathroom

Modern brand new three piece white suite comprising of a panel bath, low level w/c, part tiled walls, electric wall heater, ceiling spot lights and uPVC double glazed window.

Separate Shower Room: Walk in shower unit, electric wall heater and ceiling spot lights.

#### Outside

#### Yard

Enclosed rear yard, bin storage area and 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.