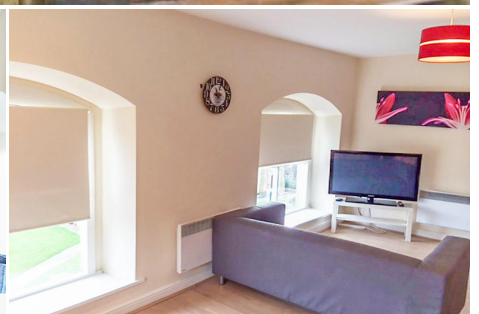
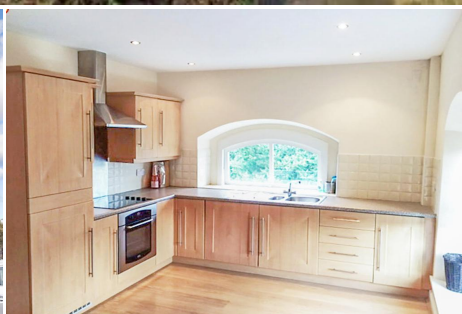




## 1 Bedroom Flat for Sale - £89,950

Chapel Court, Tottington, Bury, Lancs, BL8 3SD



### KEY FEATURES

- MODERN APARTMENT • ONE DOUBLE BEDROOM • IDEAL RENTAL INVESTMENT OPPORTUNITY • OPEN PLAN LOUNGE/KITCHEN • MODERN BATHROOM SUITE • CHAPEL CONVERSION • LOCATED IN THE CENTRE OF TOTTINGTON • CLOSE TO LOCAL AMENITIES • RESERVED PARKING • VIEWING RECOMMENDED

## Description

**\*\* MODERN ONE BEDROOMED APARTMENT IN CHURCH CONVERSION LOCATED IN THE CENTRE OF TOTTINGTON \*\***

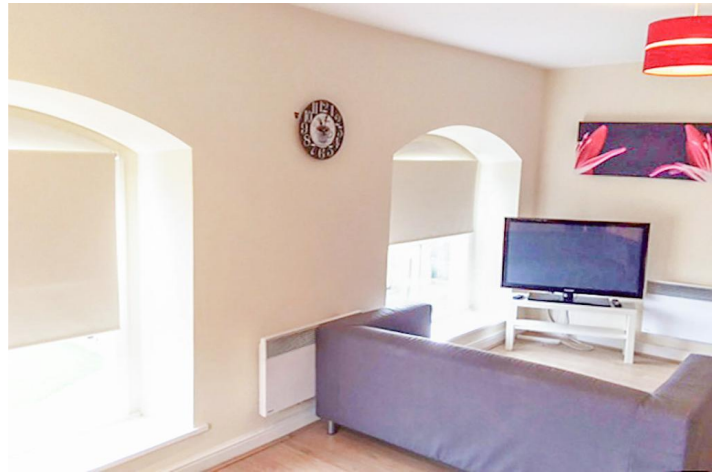
JH Sales and Lettings are delighted to offer for sale this well presented second floor apartment. The apartment is currently tenanted and is offered to the sales market as an investment for landlords. Currently generating a rental income in the amount of £450 per calendar month and located in the heart of Tottington village centre, the former church conversion comprises of entrance hallway, open plan lounge/modern fitted kitchen with two feature windows and laminate flooring, double bedroom with feature window and modern fitted bathroom. The property is conveniently located for local amenities and travel to Bury town centre and Manchester City centre. Outside, the property has a secured car parking area and intercom entry system. The property is available for immediate viewing.

### Accommodation:

Hallway: 8'3 x 5'6 (2.44m x 1.54m)  
 Open plan kitchen/lounge area: 19' x 10'4 (5.79m x 3.06m)  
 Bedroom: 11' x 10'8 (3.35m x 3.07m)  
 Bathroom: 6'8 x 6'0 (1.85m x 1.82m)

### PROPERTY MISDESCRIPTIONS ACT

JH Sales and Lettings act on behalf of the vendor in this sale. All descriptions and measurements provided in these details are provided in good faith and any purchaser should not rely on these details as statement of fact and should by inspection satisfy themselves that these are correct. These particulars are produced purely to assist any prospective purchaser in deciding whether they wish to view the property and only as a general guide. of the services, 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



## Location

From our Tottington office proceed along Market Street taking the first turning on the right into Wesley Street. The property is located on the left hand side

## Energy Efficiency

