



Denton Street
Bury

Miller Metcalfe
Every step of the way

Denton Street

Bury

Terraced



2



1

EPC Rating - To be confirmed

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION, STARTING BID £110,000 PLUS RESERVATION FEES.

SPACIOUS GARDEN FRONTED TERRACE PROPERTY*

2 LARGE RECEPTION ROOMS PLUS KITCHEN

2 DOUBLE BEDROOMS

Garden fronted mid terrace property located just off Walmersley Road within walking distance of Bury town centre. The spacious accommodation briefly comprising of Vestibule, 2 spacious reception rooms, kitchen, 2 double bedrooms, bathroom. Enclosed yard to the rear.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

TENURE

Leasehold

Lease Start Date

11 May 1884

Lease End Date

24 Dec 2870

Lease Term

987 years from 24 December 1883

Lease Term Remaining

847 years

LOCAL AUTHORITY AND COUNCIL TAX

Local Authority

Bury

Council Tax

Band:

A

Annual Price:

£1,526

FLOOD RISK

Very Low

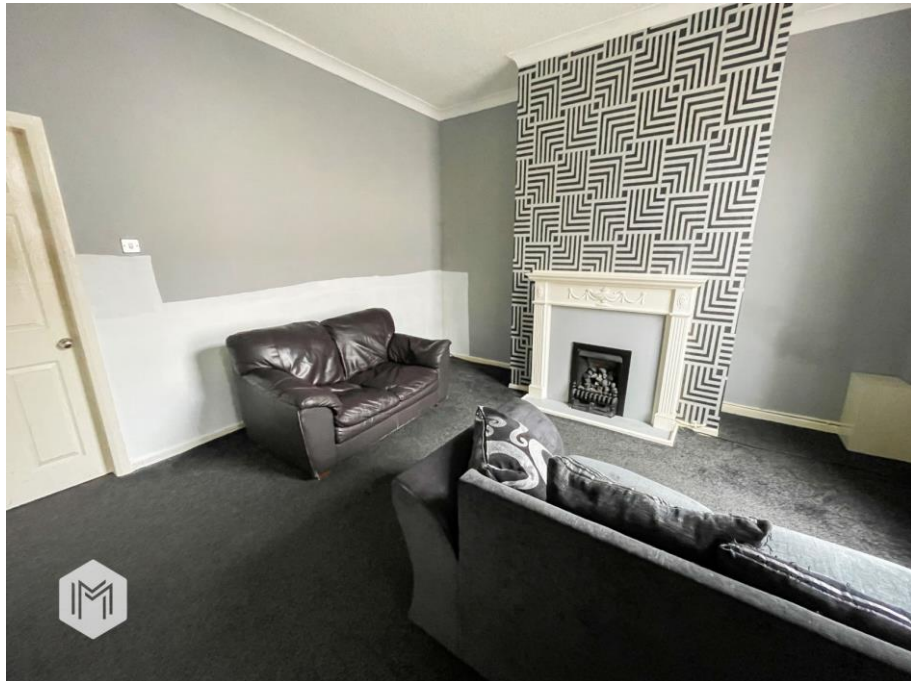
SATELLITE / FIBRE TV AVAILABILITY

BT

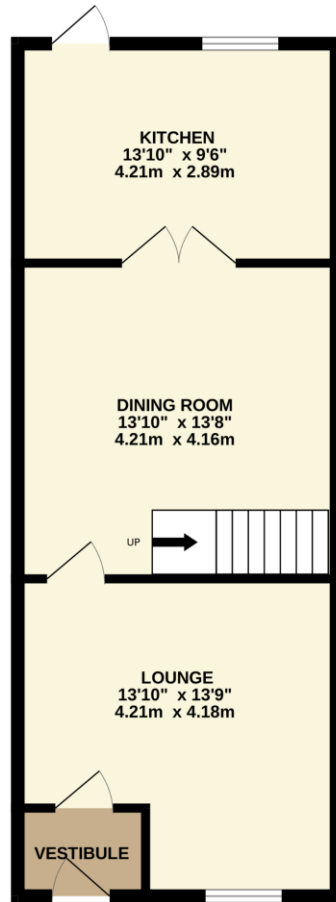
Sky

Virgin

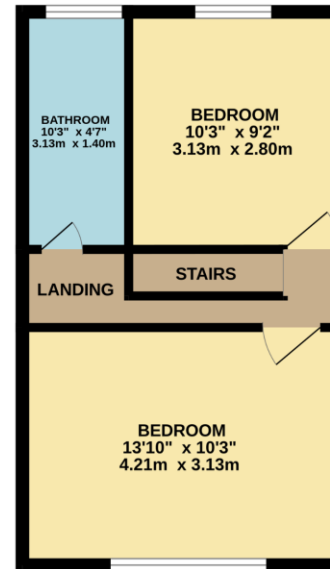




GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.