



**Croft Lane, Bury, BL9**

£550,000 In Excess of



# Property Description

Normie are pleased to bring to market this unique opportunity to own a former pub which now comprises of a large commercial space with attached residential home. The property is an end terraced, two storey, semi-commercial property (with basement). The property is set beneath a multi-pitched slate covered roof and incorporates double glazed windows and a single storey extension to the rear of the ground floor which wraps around the gable elevation.

The accommodation internally is partially being used at ground floor for use as decoration showroom and plastering training area whilst the basement is used for storage but the business is relocated to Pilsworth and could suit a number of purposes. The remainder of the ground floor and the whole of the first floor provides residential accommodation that is self-contained and accessed by its own private entrance at ground floor level. The residential accommodation extends to ground floor vestibule, lounge, kitchen/dining room and utility with first floor landing, three double bedrooms (one of which benefits an en-suite shower room and dressing room) and a further single bedroom and family bathroom.

Externally the site benefits a small car park situated to the gable elevation which provides vehicle parking for approximately 6 cars along with providing access to a detached garage. There is also a decked area to the rear of the property.

In addition to the property described above, and situated to the rear of the subject, is a plot of land which extends to approximately 1.8 acres or thereabouts also in the ownership of the client.



This land sits adjacent the River Roch and it is understood has received planning permission for creation of a 7 space car park with vehicular access being gained to this land through the front part of the car park associated with the medical centre which is in 3rd party ownership.

Early viewings are highly recommended to avoid disappointment.

## Key Features

- ✓ Commercial Property With Residential
- ✓ Large Plot
- ✓ Vast Potential
- ✓ Parking To Front
- ✓ Good Sized Living Accomodation
- ✓ Huge Amount Of Outdoor Space



# Rooms

Showroom

Wc

Basement

Showroom

Showroom

Office

Showroom

Showroom/Training Room

Lounge

Kitchen/Dining

Bedroom 2

Bedroom 3

Lounge

Bathroom

Master Bedroom

En-suite

# External Areas

Garden

Garden

Off Road

10 Parking Spaces





## Normie Estate Agents

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