



- **A ten bed former residential care home. Double glazing. Central heating.**

**Description** A ten bed roomed detached former residential care home benefiting from double glazing and central heating. The property has potential for conversion into multiple uses subject to obtaining any necessary planning consents. The property is in need of renovation and modernisation.

**Situated** On a prominent site to the junction of Hudcar Lane and Salford Street near Clarence Park to the north of the town centre with convenient access to Bury town centre, Shops, Schools and bus routes.

**Ground Floor** Vestibule, Reception room, Storeroom, WC, Store room, Reception room, Games room/Conservatory. Second Entrance, Lounge, WC, Utility room, three additional reception rooms.

**First Floor** Ten Bedrooms one with shower room. WC plus separate WC

**Outside** Side yard and rear garden.

**Planning**

All enquiries for change of use to Bury Council planning department on 0161 253 5284

**Note** The receivers are acting as agents

on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.



Not to scale. For identification purposes only