



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Walshaw Road, Bury, BL8 1NA

£155,000

THE PERFECT FIRST TIME HOME

Keenans are welcoming to the market this beautiful two bedroom property in Bury. The property is conveniently close for accessing good schools, close to local amenities and is within walking distance to bus routes, is only a short drive to the town centre where there are an abundance of shops and eateries and also has great connections to major commuter links. The property is perfect for a first time buyer or small family unit who are looking to find their dream home to put their own personal stamp on. The property boasts a bright living room, a spacious fitted kitchen and dining room, two good sized bedrooms, a three piece bathroom suite and an enclosed rear yard.

The property comprises briefly; A welcoming entrance to the vestibule which has a door leading to the living room. The living room has an archway leading through the kitchen and dining room. The kitchen and dining room has stairs leading to the first floor and a door providing access to the rear yard.

To the first floor there is a landing there are doors providing access to two bedrooms and a three-piece suite bathroom.

Externally to the rear of the property there is an enclosed paved garden with a shed and a gate to a shared access road. To the front of the property there is an enclosed garden with bedding areas and mature shrubs.

Viewings can be arranged by calling our Bury team, at your earliest convenience.

Walshaw Road, Bury, BL8 1NA

£155,000



- Attractive End Terraced Home
- Two Decent Size Bedrooms
- Stylish Contemporary Fitted Kitchen
- Modern Three Piece Bathroom
- Full Of Charming Original Features
- Elegantly Finished Throughout
- Many Storage Solutions
- Popular Location
- Viewings Encouraged

Ground Floor

Entrance

UPVC double glazed door to the vestibule.

Vestibule

4'7 x 4' (1.40m x 1.22m)

Door to the living room and alarm panel.

Living Room

15'4 x 13'1 (4.67m x 3.99m)

UPVC double glazed window, central heating radiator, coving to the ceiling, television point, ceiling rose, gas fire and wooden mantel and archway to kitchen-dining room,

Kitchen-Dining Room

12'6 x 11'7 (3.81m x 3.53m)

UPVC double glazed window, central heating radiator, black ash wall and base units, stainless steel sink, drainer and mixer tap, Beko oven and four ring gas hob, extractor fan, plumbing for washing machine integrated fridge freezer, part tiled elevations tiled flooring, spotlights and UPVC double glazed door to the rear.

First Floor

Landing

8'10 x 2'8 (2.69m x 0.81m)

Smoke alarm and doors to two bedrooms and the bathroom.

Bedroom One

11'6 x 10'1 (3.51m x 3.07m)

UPVC double glazed window, central heating radiator and coving to the ceiling.

Bedroom Two

12'7 x 8'10 (3.84m x 2.69m)

UPVC double glazed window, central heating radiator, loft access, storage cupboard, wood effect flooring and Vaillant boiler.

Bathroom

8'1 x 4'11 (2.46m x 1.50m)

UPVC double glazed frosted window, centrally heated towel rail, radiator, three piece suite comprising of dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap and mains feed shower, tiled elevations and tiled flooring.

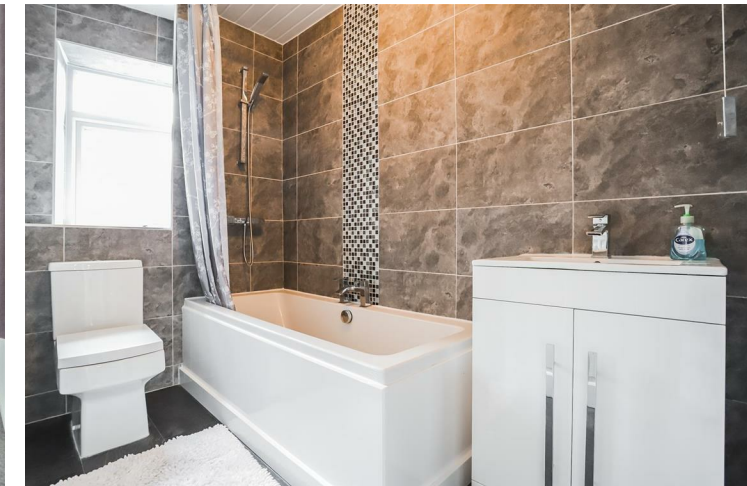
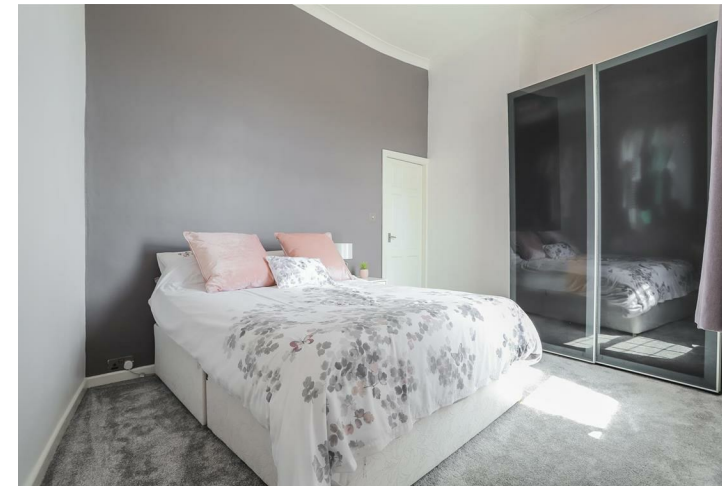
External

Front

Enclosed stone flag courtyard.

Rear

Enclosed stone paved yard with a storage unit and gate to shared access road.



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