




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) <b>A</b>	<b>66</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Walshaw Road, Bury, BL8 1PX

### £1,195

SPACIOUS FAMILY HOME IN THE HEART OF TOWN

Welcome to this charming property located on Walshaw Road in Bury! This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

The property features a modern bathroom, ensuring convenience and style. The spacious and bright reception rooms are a highlight of this home, providing a warm and inviting atmosphere for you to enjoy. The modern decor and appliances add a touch of elegance to the interior, making it a truly desirable living space.

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. The private drive offers parking convenience, while the spacious rear garden provides a lovely outdoor retreat for you to relax and enjoy some fresh air.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property is sure to capture your heart. Contact our Bury branch today to arrange a viewing and take the first step towards living your dream on Walshaw Road!



Walshaw Road, Bury, BL8 1PX  
£1,195

 3  1  2  D

- Council Tax Band B
  - Three Bedrooms
  - Enclosed Rear Laid To Lawn Garden
- On Street Parking
  - Two Reception Rooms
  - Easy Access To Major Commuter Routes
- Semi Detached Property
  - Fitted Kitchen And Three Piece Bathroom Suite

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

10'9 x 5'7 (3.28m x 1.70m)

Dado rail, central heating radiator, smoke alarm, laminate flooring, doors to reception room one, kitchen and stairs to first floor.

Reception Room One

12'11 x 12'7 (3.94m x 3.84m)

UPVC double glazed window, central heating radiator, dado rail, laminate flooring and doors to reception room two.

Reception Room Two

15' x 11'10 (4.57m x 3.61m)

UPVC double glazed window, central heating radiator, dado rail, multi fuel fire with wood mantle and tiled surround, television point and laminate flooring.

Kitchen

14'9 x 5'9 (4.50m x 1.75m)

UPVC double glazed frosted window, range of wall and base units, laminate work tops, oven in a high rise unit, four ring electric hob, tiled splash backs, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, vinyl flooring and UPVC door to rear.

First Floor

Landing

9'10 x 5'9 (3.00m x 1.75m)

UPVC double glazed frosted window, loft access, smoke alarm, dado rail, doors to three bedrooms and bathroom.

Bedroom Three

9' x 7'10 (2.74m x 2.39m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom One

14'11 x 11'10 (4.55m x 3.61m)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

12'4 x 10'1 (3.76m x 3.07m)

UPVC double glazed window, central heating radiator and hard wood floor.

Bathroom

6' x 5' (1.83m x 1.52m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC, panelled bath with overhead direct feed shower, part tiled elevation and vinyl flooring.

External

Front

Stone chipped area, and raised beds.

Rear

Enclosed laid to lawn garden with patio area.



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