



pearson  
ferrier®



1 WALTON DRIVE  
Bury, BL9 5JU  
£275,000

# 1 WALTON DRIVE

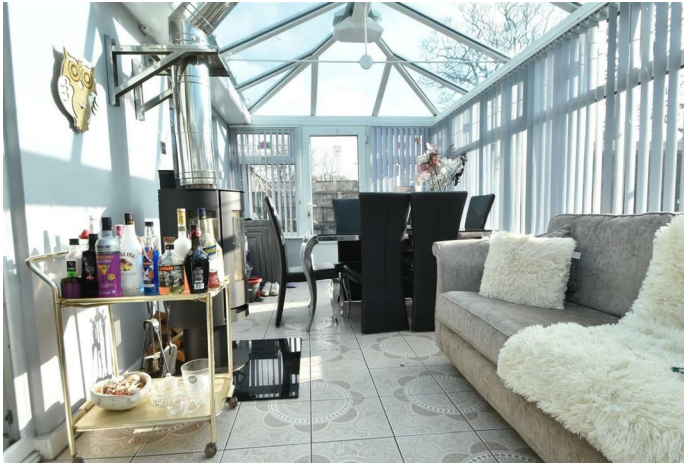
## Property at a glance

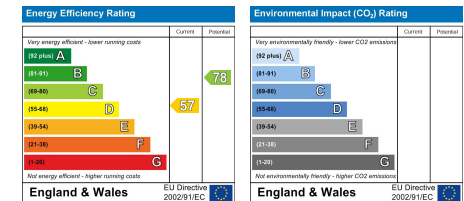
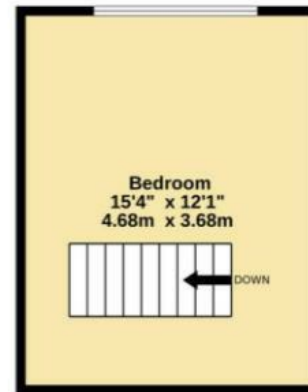
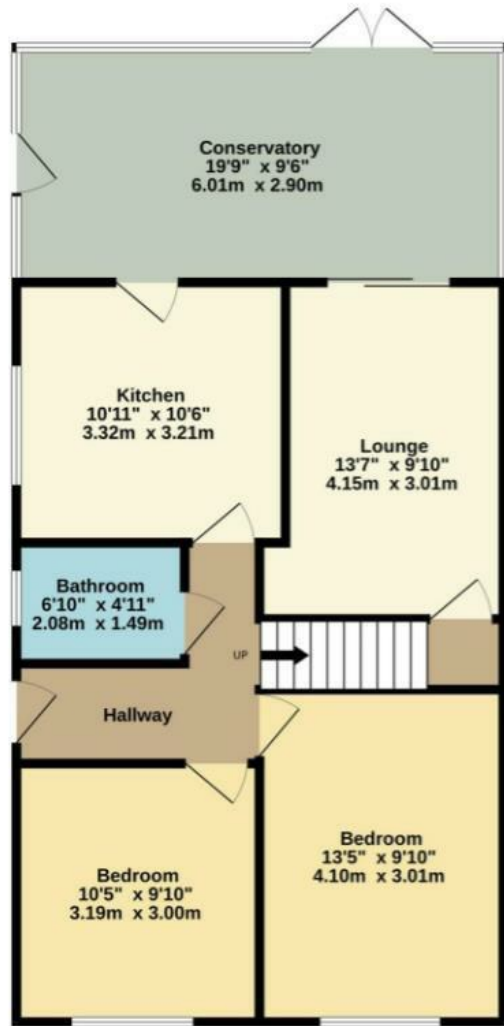
- SEMI DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- GOOD SIZED PLOT ON CORNER
- TWO BEDROOMS PLUS LOFTROOM
- MODERN KITCHEN & BATHROOM
- RECENT WORCESTER COMBINATION BOILER
- CONSERVATORY WITH WOODBURNER
- GARDENS, GOOD SIZED DRIVEWAY
- HOT TUB INCLUDED

A semi detached bungalow with a converted loft room with dormer window to the rear providing a good deal of potential. The property occupies a corner plot on this select cul-de-sac, just off School Lane and opposite Christ Church Walmersley. The property has been much improved over recent years, there is gas central heating fired by a recently installed Worcester combination boiler, upvc double glazing, a recent kitchen, contemporary bathroom and a large conservatory to the rear with a modern wood burner! The accommodation briefly comprises: entrance hall, lounge with media wall, conservatory, kitchen with appliances, two bedrooms, bathroom with thermostatic shower over the bath and loft room (currently being used as a bedroom) To the outside there is a good sized concrete print driveway leading round to the side of the property. There are side gardens leading to the rear gardens with artificial turf lawn, gazebo with hot tub, brick built garage and driveway and summer house.

Tenure - Freehold  
EPC - D  
Council Tax Banding C







Bury Office  
 435/7 Walmsley Road, Bury, Lancashire, BL9 5EU  
 Telephone: 0161 764 4440  
 Fax: #  
 Email: bury@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.