



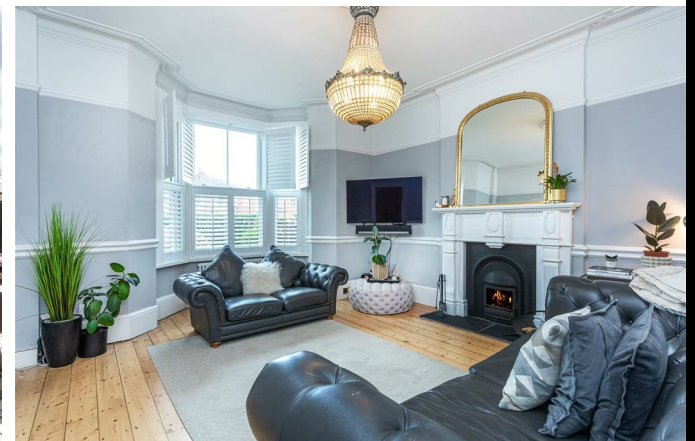
PEARSON FERRIER®
BLACK LABEL

680, Walmersley Road
Walmersley, Bury
£600,000


Walmersley Road Walmersley, Bury

A most magnificent period detached residence dating from the latter part of the Victorian Era, thoughtfully and thoroughly restored to exacting standards by our vendors over the last 8 years. No expense has been spared in recreating the authenticity of the period whilst blending modern convenience to create a truly outstanding home. The property is located on Walmersley Road approximately 1 mile from Bury town centre and a similar distance to the nearest motorway junction. To the rear is Walmersley Old Road, Chadwick Fold (we are informed was a staging post for the original horse drawn tram system). The countryside at Nangreaves, Deeply Vale and Burrs Country Park are all within walking distance. Our vendors are to be congratulated on their presentation and internal viewing is essential to fully appreciate the attention to detail throughout. The accommodation briefly comprises: entrance porch, inner hall with original spindled staircase, lounge with woodburning stove, stunning kitchen/dining room, morning room, guest cloakroom, basement utility with potential to create further living space, first floor landing, three double bedrooms, office and sumptuous bathroom. To the outside there is a garden forecourt and to the rear a professionally landscaped patio garden with driveway for two, electric vehicle charging station and store room. There is the benefit of approved planning in the loft for a further two bedrooms, ensuite bathroom and walk in wardrobes.

Tenure Leasehold from 1893 for 999 Years
Ground rent payable £5 per annum
Council Tax Band E
EPC Rating tbc



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		66
(55-68) D	43	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

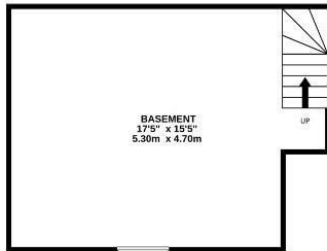




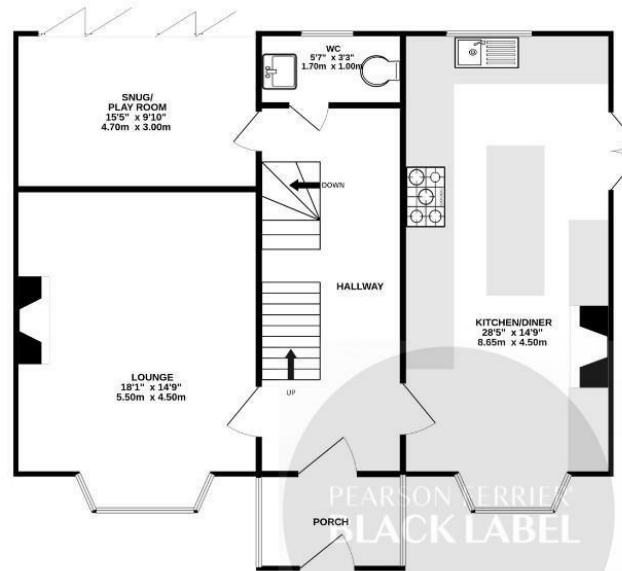




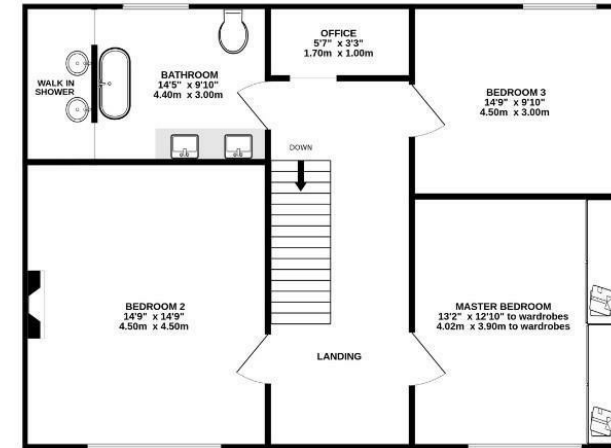
BASEMENT
294 sq.ft. (27.3 sq.m.) approx.



GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
1048 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA : 2457 sq.ft. (228.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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