



pearson
ferrier®



9 OLD BREWERS COURT WALMERSLEY ROAD

Bury, BL9 5JD

£250,000

9 OLD BREWERS COURT WALMERSLEY ROAD

Property at a glance

- STUNNING PROPERTY WITHIN CONSERVATION AREA
- BEAUTIFULLY FINISHED THROUGHOUT
- ACCOMMODATION OVER THREE FLOORS
- SPECTACULAR OPEN PLAN LIVING ROOM
- THREE DOUBLE SIZED BEDROOMS
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- GARAGE & COMMUNAL GARDENS

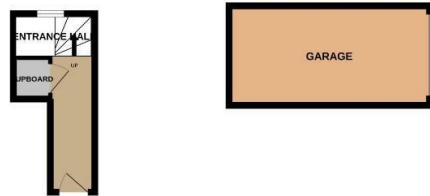
A beautifully presented newly upgraded and most unusual property with accommodation over three floors offering three spacious double bedrooms, set in the heart of Walmersley, Bury approximately half a mile from the nearest motorway junction, one mile to Bury town centre and yet literally 'around the corner' from open countryside and The Burrs Country Park. The property forms part of Old Brewers Court a complex of 25 houses and apartments within a conservation area, completely reconstructed approximately ten years ago. The property has been professionally interior designed and offers a truly fabulous home with Stuart Frazer kitchen, travertine tiling to the bathrooms and beautiful fitted furniture in the main bedroom, carpeting and decorations have all been renewed during 2024. Briefly the accommodation comprises: entrance hallway with storage cupboard, stairs leading up to the first floor, leading onto the open plan lounge, kitchen & dining area, guest cloakroom wc with vanity hand wash basin, stairs lead to the second floor landing and on to three double bedrooms, the master bedroom having bespoke fitted wardrobes and ensuite shower room, two further double bedrooms and a family bathroom with shower over bath. To the outside the property has a good sized single garage with power and water supply. An ideal lock and leave!

Leasehold for the residue of 250 years
Ground Rent £200 per annum
Services Charges £129 per month
Council Band C
EPC Rating C

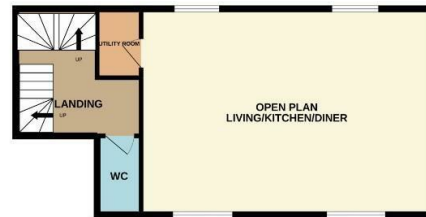




GROUND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.

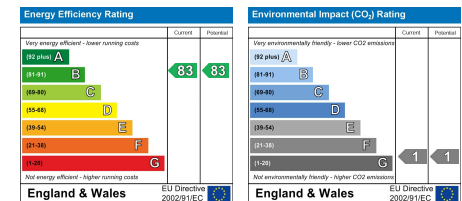


2ND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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.
Made with Metropix ©2022



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

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.