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865 WALMERSLEY ROAD  
Bury, BL9 5LE  
Offers Over £300,000



# 865 WALMERSLEY ROAD

## Property at a glance

- 1930s BAY FRONTED SEMI DETACHED
- PROMINENT RESIDENTIAL LOCATION
- FABULOUS VIEWS TO THE REAR ACROSS FARMLAND
- GORGEOUS LAWNED GARDENS
- HUGE OPPORTUNITY TO EXTEND/PERSONALISE
- CURRENTLY TWO DOUBLE BEDROOMS EASY MAKE THREE
- TWO RECEPTION ROOMS
- COMBINATION HEATING (BOILER INSTALLED 2023) & UPVC D.G.
- GREAT OPPORTUNITY

A 1930s bay fronted semi detached property in a beautiful, well regarded residential location with open views to the rear across adjacent farmland. The property offers a fabulous opportunity to create a home of choice with room to extend to both the side and rear, subject to approvals. Currently the property provides two double bedroom accommodation and is beautifully presented throughout. The combination gas central heating boiler was replaced during 2023 and the windows, doors but more importantly the shower room and w.c. are 'as new'. Briefly the accommodation comprises: entrance vestibule, inner hall, lounge, sitting room with archway onto the kitchen, first floor landing, two double bedrooms (both with fitted furniture) and a newly installed two piece shower room with separate w.c. Its perhaps the rear gardens that are the main attraction, well cared for and adjoining open farmland to the rear with a west facing orientation. There is also a driveway leading to the single concrete sectional garage with up and over door.

Tenure - Leasehold for the residue of 999 years from 1930

Ground Rent payable £5 per annum

Council Tax Banding D

EPC Rating D





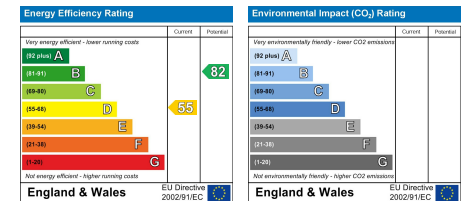




**Ground Floor**  
Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>

**First Floor**  
Area: 41.4 m<sup>2</sup> ... 446 ft<sup>2</sup>

Total Area: 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>



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