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851 WALMERSLEY ROAD
Bury, BL9 5LE
Offers Over £420,000

851 WALMERSLEY ROAD

Property at a glance

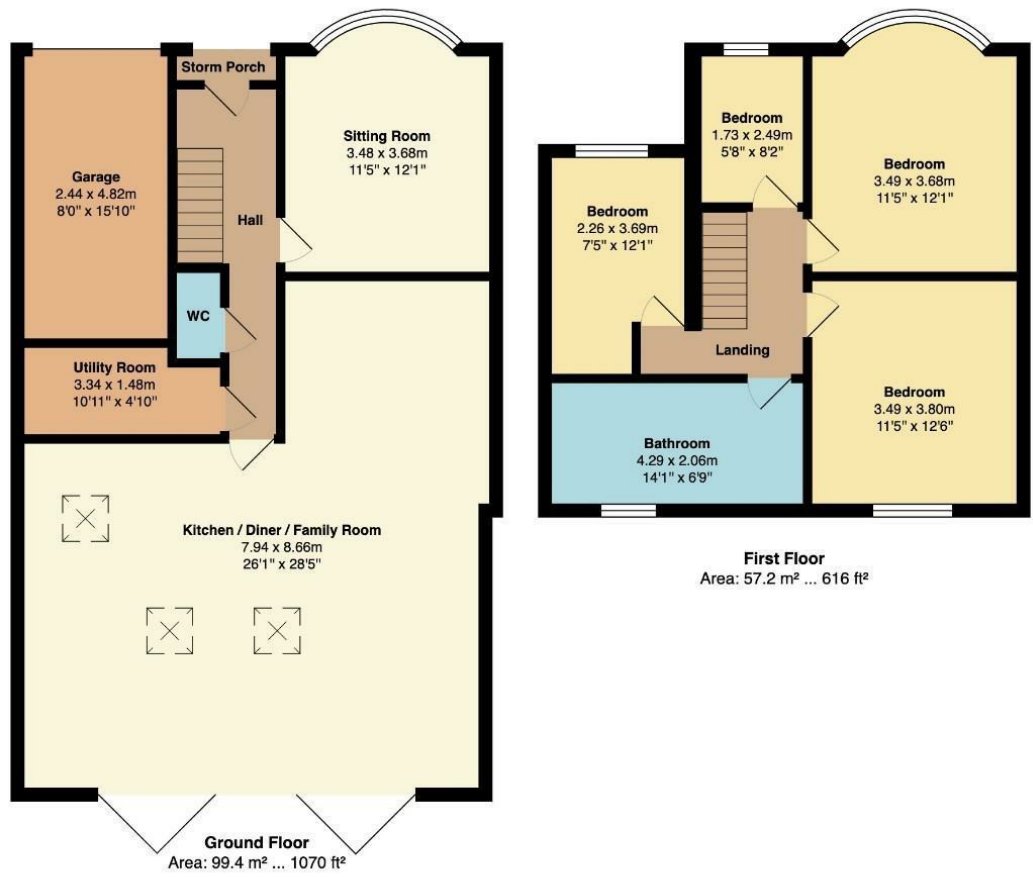
- SPACIOUS FREEHOLD BAY FRONTED SEMI DETACHED HOME
- HIGHLY REGARDED RESIDENTIAL LOCATION WITH FAR REACHING VIEWS TO REAR
- EXTENDED TO PROVIDE FOUR BEDROOMS
- GROUND FLOOR EXTENTION WITH FAMILY ROOM/KITCHEN
- UTILITY ROOM & GROUND FLOOR W.C.
- UPVC DOUBLE GLAZING & COMBINATION HEATING
- COMPOSITE DECKING TO THE REAR WITH BUILT IN HOT TUB
- 100' PLUS REAR GARDENS LAID WITH ARTIFICIAL TURF
- DRIVEWAY TO FRONT AND GARAGE/STORAGE

Situated in one of our regions most prestigious and aspirational residential locations with far reaching views to the west across adjacent farmland to the rear and yet within half a mile of the nearest motorway junction and around 1 mile to Bury town centre. This FREEHOLD property has been largely extended in recent years to provide extraordinary four bedroom family accommodation with a family room kitchen to the ground floor with bi-folding doors leading onto a composite decked area with built in hot tub. Thoroughly modernised throughout with upvc double glazing combination gas fired central heating, a stunning kitchen with island unit and quartz counted tops, solid dark oak flooring to the majority of the ground floor and a generous four piece bathroom. The house is protected by a security system with camera to the front and rear and the accommodation briefly comprises: entrance hall, ground floor w.c., lounge with cast iron fireplace, family room/kitchen with second lounge off, utility room, first floor landing, four bedrooms and a four piece bathroom. To the outside there is a low maintenance front driveway providing on site parking and leading to the attached garage/store. To the rear there is a generous composite decked area with glazed balustrade and steps down to an artificial lawn and children's play area.

Tenure - Freehold
Council Tax Band - D
EPC Rating - D



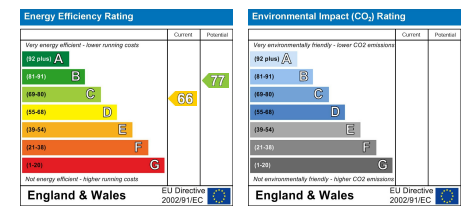




Ground Floor
Area: 99.4 m² ... 1070 ft²

First Floor
Area: 57.2 m² ... 616 ft²

Total Area: 156.6 m² ... 1686 ft²



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