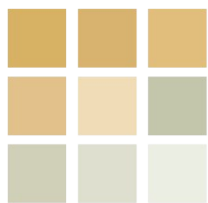




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HAWTHORNE COTTAGE 133 WALSHAW ROAD

Bury, BL8 1LZ

£250,000



# 133 WALSHAW ROAD

## Property at a glance

- SPACIOUS END TERRACE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS (Both over 18ft)
- POPULAR ELTON AREA
- CLOSE TO EXCELLENT SCHOOLS
- FAMILY BATHROOM AND SEPARATE WET ROOM
- OFF ROAD PARKING

Deceptively spacious four bedroom, two reception room end terrace property located in the ever popular Elton area of Bury. The location offers excellent access to local shops and schools (Guardian Angels Primary Ofsted Outstanding & Elton High Ofsted Good), with Whitehead Park & playing fields being on your doorstep. The property is ideal for a growing family and really must be viewed to appreciate the accommodation on offer. In brief the property comprises of; Lounge (over 18ft), sitting/dining room (over 18ft), kitchen, utility and wet room to the ground floor. To the first floor are four bedrooms and contemporary family bathroom. The property benefits from off road parking, garden to the front & side and enclosed yard to the rear.

Leasehold : 999 years (less 10 days) from 24 December 1883

Ground Rent : £4.0s.0d

EPC-C

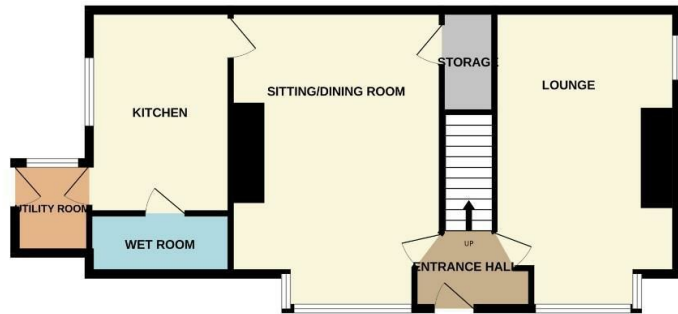
Council Tax band - B



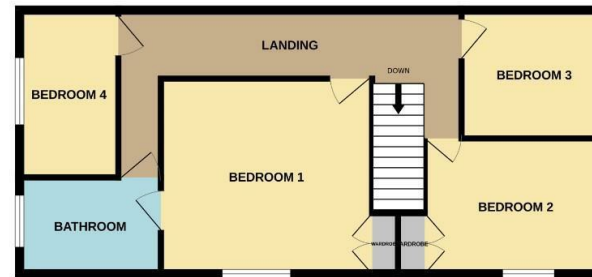




GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.

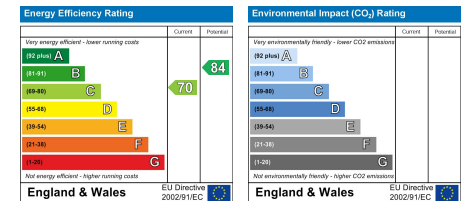


1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 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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