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339 WALMERSLEY ROAD

Bury, BL9 5EZ

£180,000

# 339 WALMERSLEY ROAD

## Property at a glance

- TRADITIONAL GARDEN TERRACED
- GOOD RESIDENTIAL LOCATION
- GLAMOROUSLY PRESENTED
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- COMBINATION HEATING
- UPVC DOUBLE GLAZING

A traditional bay fronted garden terraced property located in Limefield approximately 1 miles from Bury town centre. The property is presented in first class condition and is a credit to the current owner . With combination gas central heating and upvc double glazing, the accommodation briefly comprises: entrance vestibule, lounge with recessed fireplace and electric 'woodburning stove', dining room, fitted kitchen with oven, hob and extractor, first floor landing, fabulous main bedroom, second bedroom and three piece shower room. To the outside there is a low maintenance front garden bounded by a privet hedge and to the rear a paved patio, which faces due west and will benefit from afternoon and evening sun.

Leasehold 999yrs

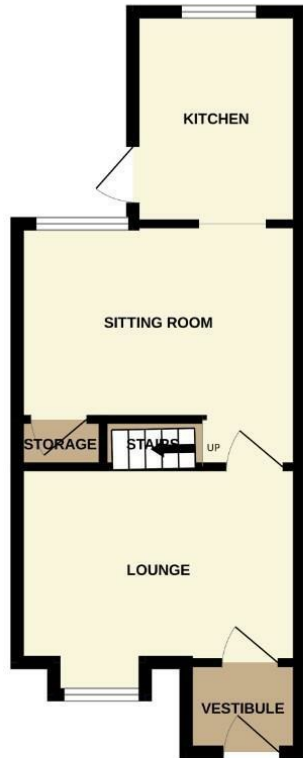
EPC - D

Council Tax Band - A

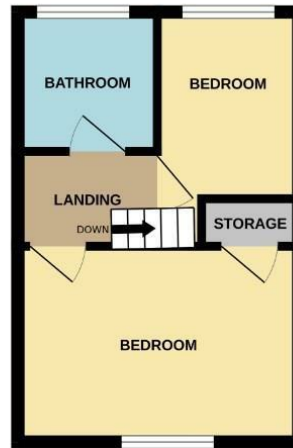




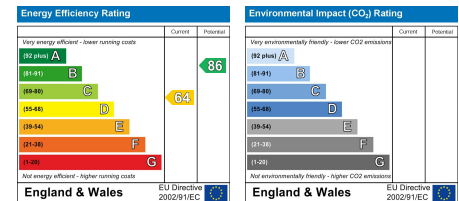
GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.4 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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