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31 SHIPSTON CLOSE  
Walshaw Park, BL8 1QH  
Offers Over £325,000

# 31 SHIPSTON CLOSE

## Property at a glance

- SUBSTANTIALLY EXTENDED SEMI-DETACHED
- IMMACULATE INTERIOR
- THREE BEDROOM (Main bedroom with en-suite & fitted wardrobes)
- OPEN PLAN BREAKFAST/KITCHEN/DINER
- LANDSCAPED GARDEN TO REAR
- NO ONWARD CHAIN

An immaculately presented and substantially extended three bedroom semi detached property which was completely redesigned & remodelled in 2017. The property is located on the ever popular Walshaw Park Estate and offers excellent access to Bury town centre, being in the catchment area of Elton High school and with excellent primary schools and local amenities being on your doorstep. The property really has to be viewed to appreciate the accommodation on offer and the quality of the fixtures & fittings installed throughout and the property and the vendors attention to details which is second to none. In brief the property comprises, porch, entrance hall with guest w.c off, lounge, dining room which opens into the a spacious breakfast/kitchen with garden/play room off, utility room and garage for storage. To the first floor is a magnificent master suite with ensuite & fitted wardrobes, two further bedrooms and stunning contemporary bathroom. The property benefits from garden to the front and double driveway and good sized low maintenance garden to the rear and is offered to the market with no onward chain.

Leasehold - 900 years from 1st May 1972

Ground rent £20 per annum

EPC- C

Council Tax band - C





GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-50) D			
(39-54) E				(E3-40) E			
(21-38) F				(F1-30) F			
(1-20) G				(G1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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