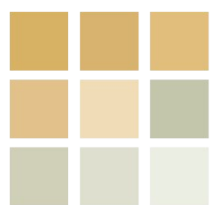




pearson
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3 WALTON DRIVE
Bury, BL9 5JU
£263,950

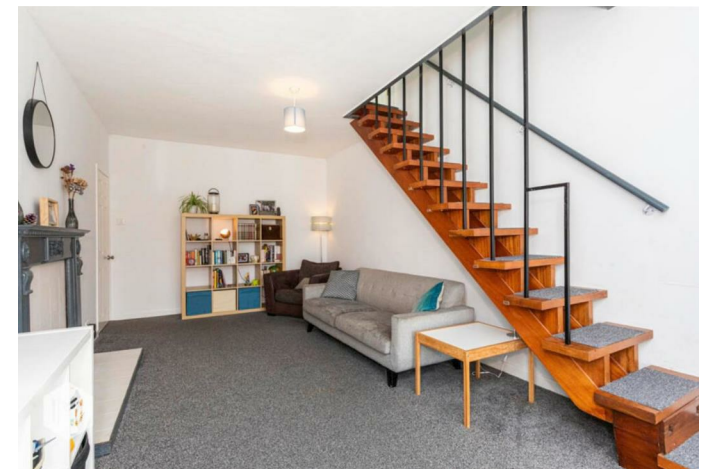
3 WALTON DRIVE

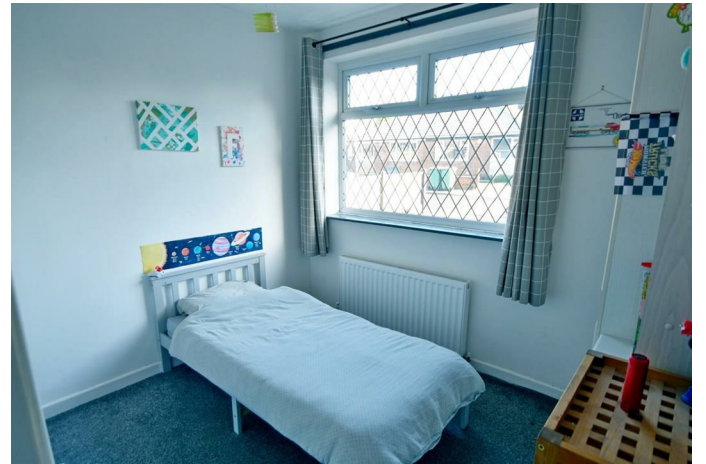
Property at a glance

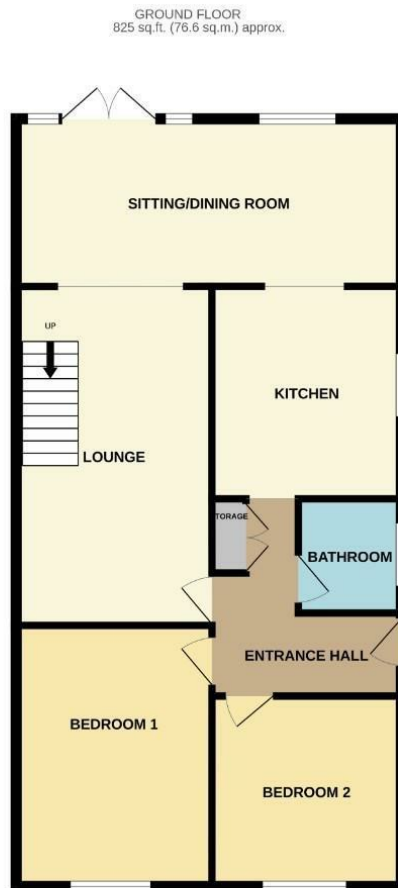
- SEMI DETACHED BUNGALOW
- TWO BEDROOMS & ADDITIONAL LOFT ROOM
- CLOSE TO LOCAL COUNTRYSIDE
- POPULAR CUL-DE-SAC LOCATION
- DETACHED GARAGE & DRIVEWAY
- EXTENDED TO REAR
- GOOD SIZED GARDENS

Deceptively spacious and extended two bedroom semi-detached bungalow with an additional loft room, located in a sought after location in Walmersley Village. The property really must be viewed to appreciate the idyllic location being close to local countryside and Burrs country park yet with transport links, amenities and junction 1 M66 being only a short drive. In brief the property comprises of Entrance hall, lounge opening into a spacious sitting/dining room, kitchen, two double bedrooms, family bathroom and loft room (currently used as a second lounge). The property benefits from garden to the front & rear, driveway with EV charging point and detached garage.

Tenure - Leasehold - 999 years from 1 October 1959
Ground Rent £8 per year
Council Tax Banding - C
EPC Rating - E



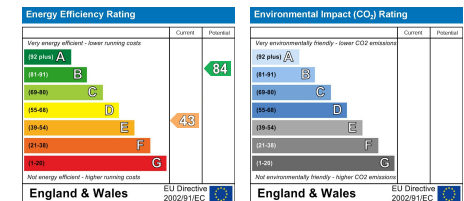




TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.

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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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.