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318 WALMERSLEY ROAD  
Bury, BL9 6QF  
£175,500

# 318 WALMERSLEY ROAD

## Property at a glance

- TRADITIONAL MID TERRACED
- CONVENIENT LOCATION
- RECENTLY OVER-HAULED
- RECENT RE ROOF
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO ONWARD CHAIN

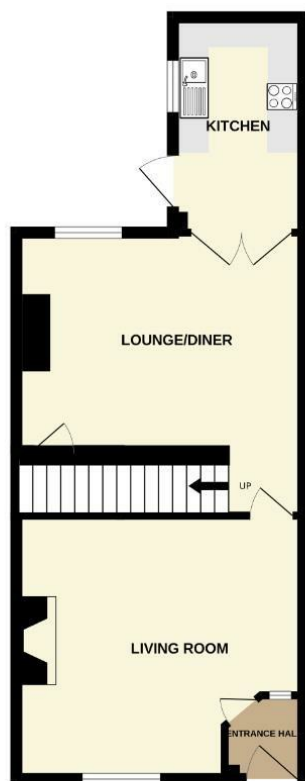
A very smartly presented and recently upgraded mid terraced property being the centre property in a row of five displaying the architectural date stone from 1898 together with the name Littlewood Terrace. The property is approximately 1 mile from Bury town centre and around the corner from Clarence Park and within walking distance of a number of local primary schools. Being offered with no onward chain, the property of course has double glazing and gas central heating. Briefly the accommodation comprises: entrance vestibule, lounge, dining room, kitchen, first floor landing, two bedrooms and a three piece bathroom with shower over the bath. To the outside there is are neatly presented outside spaces to the front and rear. There is perhaps a good deal of potential to develop the loft area, subject to approvals, to create more bedroom space if required. No onward chain.

Tenure Leasehold 999 years from 1950  
Ground Rent payable tbc  
Council Tax Band A  
EPC Rating D

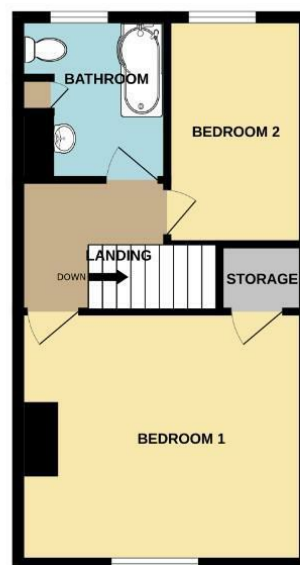




GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

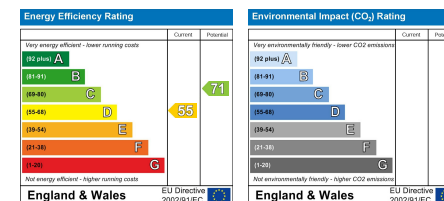


1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, 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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