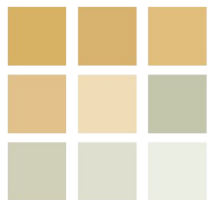




pearson
ferrier®



318 WALMERSLEY ROAD
Bury, BL9 6QF
£170,000

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

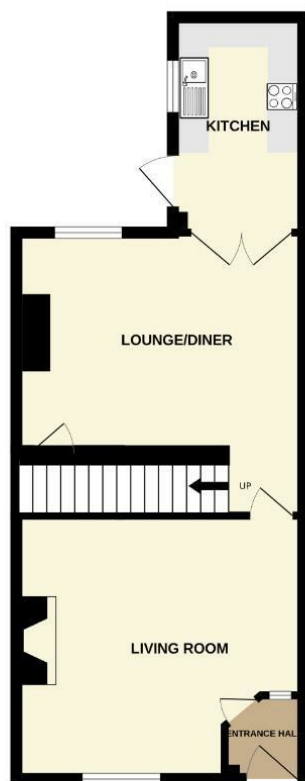
A very smartly presented and recently upgraded mid terraced property being the centre property in a row of five displaying the architectural date stone from 1898 together with the name Littlewood Terrace. The property is approximately 1 mile from Bury town centre and around the corner from Clarence Park 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

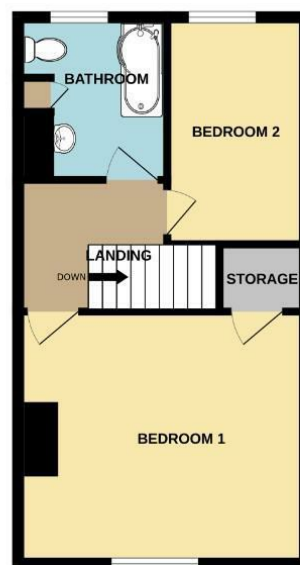




GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

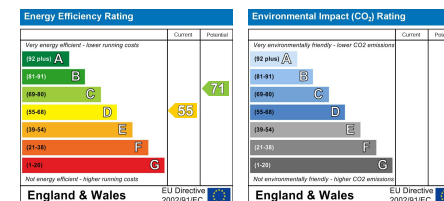


1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



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 here, measurements of rooms, 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.
Made with Metagix (2002).



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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.