



pearson  
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MASONS COURT APT 3 WALMERSLEY OLD ROAD  
Bury, BL9 6RU  
£1,200 Per Calendar Month



# APT 3 WALMERSLEY OLD ROAD

## Property at a glance

- AVAILABLE LATE JULY
- NEW BUILD
- LOUNGE & SEPARATE KITCHEN/DINER
- TWO BEDROOMS
- CLOSE TO LOCAL COUNTRYSIDE
- FORMER PUBLIC HOUSE

Available early August. Nestled on Walmersley Old Road in Bury, this charming new build apartment at Masons Court presents a unique opportunity for those seeking a blend of modern living and historical character. Converted from a former public house, this one-off residence boasts two well-proportioned bedrooms and a stylish bathroom, making it an ideal choice for couples or small families.

Upon entering, you will be greeted by a spacious reception room that exudes warmth and comfort, perfect for both relaxation and entertaining. The apartment has been thoughtfully designed to retain many of the original features of the building, with exposed roof timbers adding a touch of rustic charm and character to the space.

Set in a semi-rural location, residents can enjoy the tranquillity of the countryside, with delightful walks available through the picturesque villages of Nangreaves and Buckhurst. The property also benefits from a planted garden area, providing a serene outdoor space to unwind and appreciate the natural surroundings.

Additionally, the apartment comes with two designated parking spaces. The property is entirely ran by electric, the property is presented fully furnished all being of high-end.

This property offers a perfect balance of modern amenities and historical allure in a peaceful setting.

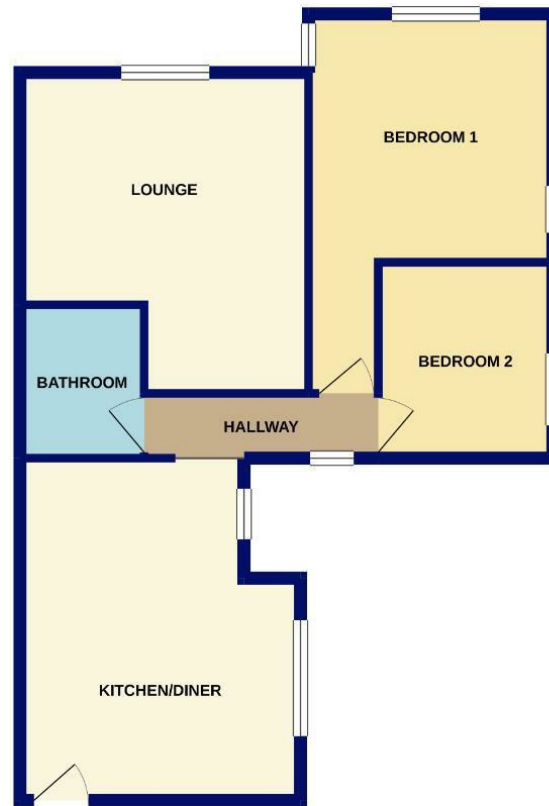
\*\*\*Please note there is a holding deposit equivalent to one weeks rent payable\*\*\*



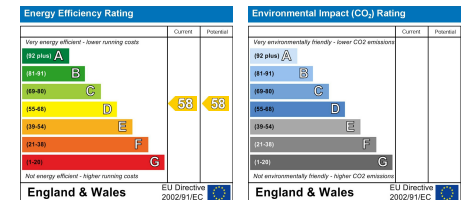




GROUND FLOOR  
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA - 60.0 sq.m. (646 sq.ft.) 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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Bury Office  
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU  
Telephone: 0161 764 4440  
Fax: #  
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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