



APARTMENT 2, MASONS COURT
BURY, BL9 6RU
Offers In The Region Of £205,000

241 WALMERSLEY OLD ROAD

Property at a glance

- EXCLUSIVE GROUND FLOOR APARTMENT IN SEMI RURAL LOCATION
- ONE OF ONLY FOUR PROPERTIES IN TOTAL
- STONE BUILT CONVERSION FROM FORMER PUBLIC HOUSE
- THREE BEDROOMS (OR TWO PLUS DRESSING ROOM)
- MAIN BEDROOM WITH ENSUITE SHOWER ROOM
- ELECTRIC HEATING & UPVC DOUBLE GLAZING
- CAR PARKING FOR TWO
- LOW MAINTENANCE OUTSIDE GARDEN SPACE

Masons Court is a recent conversion of an iconic stone built former public house, in a semi rural location on Walmersley Old Road approximately 1.5 miles from Bury town centre and yet on the doorstep of open countryside at Nangreaves and Buckhurst with countryside walks as far as Rochdale and Rossendale along packhorse trails. The property has been converted into 4 separate dwellings all with individual access, their own unique features and two carparking spaces per property. The conversion was completed in 2021 and Number 2 is presented in 'as new' condition throughout. Being on the ground floor the property has direct access to useable outside space where our vendors have a storage shed and low maintenance garden areas. Internally there is an electric heating system, upvc double glazing and the accommodation briefly comprises: Entrance hall, living room/kitchen, main bedroom with ensuite shower room and patio doors leading onto the garden area, two further bedrooms (one could be a dressing room/office) and of course a main bathroom. To the outside there are two carparking spaces.

Tenure - Leasehold (Lease terms of 999 years, 995 years remaining)

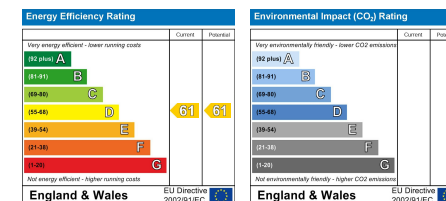
Ground Rent - tbc

Council Tax Banding - C

EPC Rating - D







Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.