



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Walmersley Old Road, Bury, BL9 6SA

Offers Over £315,000

A STUNNING THREE BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING

We are proud to welcome this fantastic three bedroom semi detached home to the market in Bury. Boasting a lovely open plan kitchen diner, perfect for entertaining, a spacious rear garden, a study room, stylish decoration throughout, three double bedrooms and modern fixtures and fittings. Situated conveniently close to local schools, commuter routes and local amenities this property is ideally suited to a small/ growing family looking to put their own stamp on this fantastic home.

Comprising briefly; entrance via the front door to a spacious hallway. The hallway has a door leading to the study, stairs to the first floor and is open to the kitchen/ diner. The kitchen/ diner is open to the reception room and has patio doors to the rear. The first floor houses a spacious landing which has doors leading to three double bedrooms, a storage cupboard, a shower room and a family bathroom. Externally to the front there is a double driveway and a laid to lawn garden. To the rear there is an enclosed multi tiered garden with patio and laid to lawn areas and a brick storage outbuilding.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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Offers Over £315,000



- Tenure Leasehold
- Off Road Parking With Double Driveway
- Shower Room And Family Bathroom
- Council Tax Band C
- Three Double Bedroom Semi Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Contemporary Fitted Kitchen
- Ample Sized Rear Garden With Tiered Patio And Brick Storage Outbuilding

Ground Floor

Entrance

Via a UPVC double glazed door to hall.

Hall

11'11 x 5'11 (3.63m x 1.80m)

Two UPVC double glazed windows, central heating radiator, wood panelling, wood effect laminate flooring, door to study, stairs to first floor, door to under stairs storage and open to kitchen/ diner.

Reception Room

13'4 x 11'1 (4.06m x 3.38m)

UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, ceiling rose, gas fire with wood effect mantle and wood effect laminate floor.

Study

14' x 7'5 (4.27m x 2.26m)

UPVC double glazed bay window, central heating radiator, storage cupboard and wood effect laminate floor.

Kitchen/Diner

25'6 x 10'5 (7.77m x 3.18m)

UPVC double glazed window, spotlights, log burner, ceiling rose, white gloss wall and base units, wood effect surfaces, ceramic sink and drainer with mixer tap, integrated electric oven and microwave, four ring gas hob, extractor hood, plumbed for washing machine, space for first floor, storage cupboard, open to reception room, UPVC double glazed patio doors to rear and wood effect laminate flooring.

First Floor

Landing

10'1 x 7'9 (3.07m x 2.36m)

Smoke alarm, dado rail, loft access, doors to three bedrooms, bathroom, shower room and storage cupboard.

Bedroom One

13'10 x 12'7 (4.22m x 3.84m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

11'2 x 11'1 (3.40m x 3.38m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Three

11'1 x 10'4 (3.38m x 3.15m)

UPVC double glazed window and central heating radiator.

Bathroom

7'10 x 5'10 (2.39m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and direct feed shower, tiled elevation, extractor fan and tiled effect flooring.

Shower, Room

7'10 x 7'5 (2.39m x 2.26m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, walk in direct feed shower with rainfall head, extractor fan, tiled elevations and tiled effect flooring.

External

Front

Double patio driveway and laid to lawn garden.

Rear

Multi tiered enclosed garden with patio, laid to lawn area and storage outbuilding.

