



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

## Hall Street, Walshaw, BL8 3BD

### Offers Over £350,000

A DECEIVINGLY SPACIOUS FOUR BED FAMILY HOME

Nestled in the heart of Bury lies a true gem - the oldest home in the area, awaiting its next chapter.

Boasting four bedrooms and two exquisitely designed bathrooms, including a lavish free-standing bath and a sleek, contemporary shower room, this residence is a testament to timeless and impeccable craftsmanship.

From the moment you step inside, you're greeted by a sense of comfort, with a spacious family living area and a newly fitted kitchen, with the opportunity of extension, is ready to inspire culinary delights. Perfect for a large family, this home offers ample space and functionality to accommodate everyone's needs.

After stepping outside of the bright Garden Room, a wrap-around garden is offering relaxation and recreation, complete with a garage for added convenience.

Despite its unassuming exterior, this home surprises with its spacious interior and unique charm, making it a truly special place to call your own.

Experience the allure of this historic property first-hand - schedule your private viewing appointment today. For upcoming properties, make sure you follow our Instagram @Keenans.ea and Facebook @KeenansEstateAgents.

# Hall Street, Walshaw, BL8 3BD

## Offers Over £350,000



- Beautifully Presented Cottage
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: TBC
- Four Bedrooms
- Bathroom & Shower Room
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band C

### Ground Floor

#### Reception Room

22'1 x 12'11 (6.73m x 3.94m)

Composite double glazed entrance door, UPVC double glazed bay window, electric fire, television point, spotlights and doors to garden room, bedroom four and hallway.

#### Hallway

11'10 x 7'11 (3.61m x 2.41m)

Stairs to the first floor and door to the kitchen.

#### Kitchen

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed window, range of panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, Lamona electric oven with four ring electric hob, extractor hood, wood effect flooring and UPVC double glazed barn door to the rear.

#### Garden Room

9'2 x 8'8 (2.79m x 2.64m)

UPVC double glazed window, central heating radiator, door to the shower room and UPVC double glazed French doors to the rear.

#### Shower Room

9'2 x 5'2 (2.79m x 1.57m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin, direct feed shower unit, plumbing for washing machine, spotlights, extractor fan and laminate flooring.

#### Bedroom Four

12'11 x 10'6 (3.94m x 3.20m)

Central heating radiator, spotlights and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

Spotlights and doors three bedrooms and bathroom.

#### Bedroom One

15'1 x 12'11 (4.60m x 3.94m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Two

14'2 x 9'2 (4.32m x 2.79m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Three

12'11 x 8'3 (3.94m x 2.51m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bathroom

8'3 x 7'11 (2.51m x 2.41m)

UPVC double glazed window, freestanding slipper bath, dual flush WC, vanity top wash basin, extractor fan and wood effect flooring.

### External

#### Front

Driveway providing off road parking and double gates to the rear garden.

#### Rear

Paved and artificial lawn garden with access to the garage.

#### Garage

19'8 x 15'9 (5.99m x 4.80m)

UPVC double glazed frosted door, light and roller shutter door.

