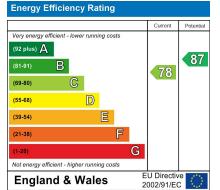
# KEENANS Sales & Lettings





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## Walmersley Road, Bury, BL9 6LL Offers Over £280,000

MULTI STORY HOME BRIMMING WITH POTENTIAL

Welcome to this charming property located on Walmersley Road in Bury! This terraced house boasts three reception rooms, six bedrooms, and one bathroom, making it a spacious and versatile living space.

Previously used as a multiple occupancy property, this home is perfect for investors looking to maximise its potential. The multi-story layout offers ample room for creativity and personalisation, allowing you to transform it into the home of your dreams.

Situated in the heart of town, this property offers convenience and easy access to all amenities. Whether you're looking to create a large family home or explore the possibilities of rental income, this property provides endless opportunities.

Don't miss out on the chance to own a property with such character and potential. Book a viewing with our Bury office today and envision the endless possibilities that this property on Walmersley Road has to offer!

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- Mid Terraced Property
- Family Bathroom
- On Street Parking
- EPC Rating: C

#### **Ground Floor**

#### Vestibule

4'6 x 4'5 (1.37m x 1.35m) UPVC entrance door, dado rail and door to hall

24'8 x 4'6 (7.52m x 1.37m)
Central heating radiator, corbels, cornice coving, smoke alarm, stairs to first floor, cellar and doors to three reception rooms.

#### **Reception Room One**

18'2 x 14'5 (5.54m x 4.39m)

UPVC double glazed window, two central heating radiators, cornice coving, ceiling rose, smoke alarm, radiant fire in stone mantel and

#### **Reception Room Two**

17'3 x 13'5 (5.26m x 4.09m)

UPVC double glazed window, central heating radiator, cornice coving

#### **Reception Room Three**

11'11 x 11'7 (3.63m x 3.53m)

UPVC double glazed window and central heating radiator.

#### Kitchen

 $11'9\ x\ 7'7\ \big(3.58m\ x\ 2.31m\big)$  UPVC double glazed window, range of high gloss wall and base units with laminate worktops, range cooker, tiled splashback, integrated extractor hood, plumbing for dishwasher, space for fridge, vinyl flooring and doors to utility room.

#### **Utility Room**

9'5 x 4'7 (2.87m x 1.40m)

UPVC double glazed window, stainless steel sink with draining board and space for fridge freezer.

#### **Lower Ground Floor**

#### Cellar

19'9 x 15'2 (6.02m x 4.62m) Power, lighting and plumbing for washing machine.

#### First Floor

#### Landing

33' x 3'7 (10.06m x 1.09m)

Central heating radiator, cornice coving, smoke alarm, stairs to second floor, doors to four bedrooms, bathroom and WC.

#### **Bedroom One**

13'9 x 13'2 (4.19m x 4.01m)

UPVC double glazed window, central heating radiator, cornice coving and fitted wardrobes.

- Six Bedrooms
- Fitted Kitchen
- Tenure Leasehold

- Set Over Four Floors
- Bursting with Potential
- Council Tax Band: B

#### **Bedroom Two**

14'1 x 12'2 (4.29m x 3.71m)

UPVC double glazed window, central heating radiator, cornice coving

#### **Bedroom Three**

10'5 x 8' (3.18m x 2.44m)

UPVC double glazed window, central heating radiator and cornice

#### **Bedroom Four**

11'11 x 9'3 (3.63m x 2.82m)

UPVC double glazed window and central heating radiator.

#### **Bathroom**

8'7 x 8' (2.62m x 2.44m)

UPVC double glazed frosted window, central heated towel rail. dual flush WC, pedestal wash basin with traditional taps, panelled bath with vinyl flooring.

#### WC

5'11 x 3'1 (1.80m x 0.94m)

UPVC double glazed frosted window, central heating radiator and

#### **Second Floor**

#### Landing

10'1 x 5'7 (3.07m x 1.70m)

#### **Bedroom Six**

20' x 12'5 (6.10m x 3.78m)

Velux window, central heating radiator and fitted wardrobes.

#### **Bedroom Five**

14'4 x 12'8 (4.37m x 3.86m)

#### **External**

#### Front

Paved courtyard.

#### Rear

Enclosed paved yard.













