



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(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.

## 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!

# Walmersley Road, Bury, BL9 6LL

## Offers Over £280,000



- Mid Terraced Property
- Family Bathroom
- On Street Parking
- EPC Rating: C
- Six Bedrooms
- Fitted Kitchen
- Tenure Leasehold
- Set Over Four Floors
- Bursting with Potential
- Council Tax Band: B

### Ground Floor

#### Vestibule

4'6 x 4'5 (1.37m x 1.35m)

UPVC entrance door, dado rail and door to hall.

#### 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 surround.

#### Reception Room Two

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

UPVC double glazed window, central heating radiator, cornice coving and ceiling rose..

#### 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 (3.58m x 2.31m)

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.

#### Bedroom Two

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

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

#### Bedroom Three

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

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

#### 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 traditional taps, electric feed shower enclosed, tiled elevations and vinyl flooring.

#### WC

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

UPVC double glazed frosted window, central heating radiator and dual flush WC.

### Second Floor

#### Landing

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

Velux window, smoke alarm and doors to two bedrooms.

#### 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)

Velux window and central heating radiator.

### External

#### Front

Paved courtyard.

#### Rear

Enclosed paved yard.

