



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

## Walshaw Road, Bury, BL8 1QS

### £189,950

PERFECT OPPERTUNITY FOR INVESTORS AND FIRST TIME BUYERS ALIKE

Welcome to this charming property located on Walshaw Road in Bury! This delightful house is perfect for families looking for a spacious home to make their own. With ample room for everyone to enjoy, this property offers a fantastic opportunity for investors seeking a project with great potential.

Ideal for first-time buyers, this house presents a wonderful chance to create a cosy and welcoming space to call your own. Situated in a convenient location, you'll have easy access to a variety of local amenities, making daily life a breeze.

Don't miss out on the chance to transform this property into the home of your dreams. Contact us today to arrange a viewing and start envisioning the possibilities that this lovely house has to offer.

# Walshaw Road, Bury, BL8 1QS

£189,950



- Mid Terrace Property
- Bursting with Potential
- Enclosed Yard to Rear
- EPC Rating TBC
- Three Bedrooms
- Abundance of Space
- Tenure Leasehold
- Three Piece Bathroom
- Ideal Rental Investment
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

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

UPVC front door, partially tiled elevations, tiled flooring and door to hall.

### Hall

13'10 x 3'7 (4.22m x 1.09m)

Central heating radiator, corbels, doors to two reception rooms and stairs to first floor.

### Reception Room One

16'4 x 11'6 (4.98m x 3.51m)

UPVC double glazed window, two central heating radiators, cornice coving, two feature wall lights, gas fire, part wood panelled elevations and part exposed stone elevations.

### Reception Room Two

16'1 x 11'10 (4.90m x 3.61m)

UPVC double glazed window, central heating radiator, gas heater, part exposed stone elevations and door to kitchen.

### Kitchen

15'7 x 9'3 (4.75m x 2.82m )

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, space for oven, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbing for washing machine, wall mounted boiler, vinyl flooring and door to rear.

## First Floor

### Landing

Skylight window, doors to three bedrooms and bathroom.

### Bedroom One

15'8 x 13'10 (4.78m x 4.22m)

UPVC double glazed window, central heating radiator and gas heater.

### Bedroom Two

16'2 x 10'5 (4.93m x 3.18m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

9'11 x 9'5 (3.02m x 2.87m )

UPVC double glazed window, central heating radiator and storage.

### Bathroom

7'8 x 6'5 (2.34m x 1.96m )

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevations and laminate flooring.

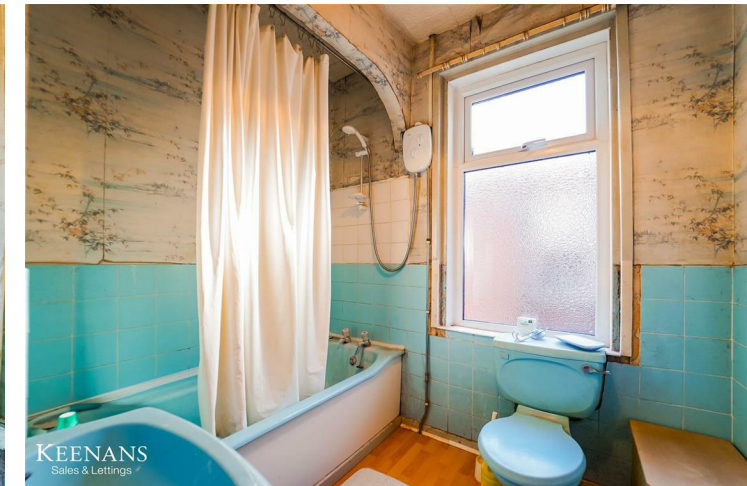
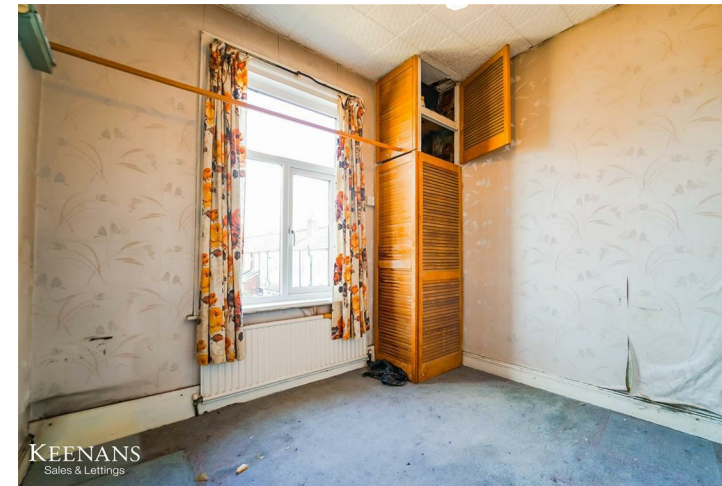
## External

## Rear

Enclosed paved yard.

## Front

Paved courtyard.



Tel: 01617510340

www.keenans-estateagents.co.uk