

## Walshaw Road, Bury, BL8 1PX


### Offers Over £290,000

#### AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and stylish interiors, this enviable three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With low maintenance gardens, open plan kitchen diner and modern fixtures and fittings, this enviable property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rochdale, Bolton and major motorway links. Benefitting from a fantastic summer house, off road parking and neutral decoration, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is a low maintenance garden with paving, artificial lawn and access to a fully equipped summer house. To the front there is a garden to the front with artificial lawn and driveway.

For further information or to arrange a viewing please contact our Bury branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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- Beautifully Presented Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden with Summerhouse
- Council Tax Band B

### Ground Floor

#### Entrance Porch

8'1 x 2'4 (2.46m x 0.71m )

UPVC double glazed front door, three UPVC double glazed windows, spotlights and composite double glazed frosted door to reception room.

#### Reception Room

18'6 x 12'9 (5.64m x 3.89m)

UPVC double glazed box window, central heating radiator, spotlights, smoke detector, television point, oak door to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

18'6 x 14'5 (5.64m x 4.39m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, washing machine and dishwasher, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'8 x 5'11 (2.95m x 1.80m)

UPVC double glazed frosted window, smoke detector, spotlights, loft access, oak doors to three bedrooms and bathroom.

#### Bedroom One

14'7 x 12'1 (4.45m x 3.68m )

UPVC double glazed window and central heating radiator.

#### Bedroom Two

12'4 x 10'3 (3.76m x 3.12m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'6 x 5'10 (2.59m x 1.78m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 5'6 (1.93m x 1.68m )

UPVC double glazed frosted window, upright central heating radiator, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and wood effect lino flooring.

### External

#### Rear

Enclosed garden with paving, artificial lawn and access to summerhouse.

### Summerhouse

14'3 x 8'8 (4.34m x 2.64m )

Power, spotlights, television point and UPVC double glazed frosted door to front.

#### Front

Artificial lawn garden with block paved driveway.



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