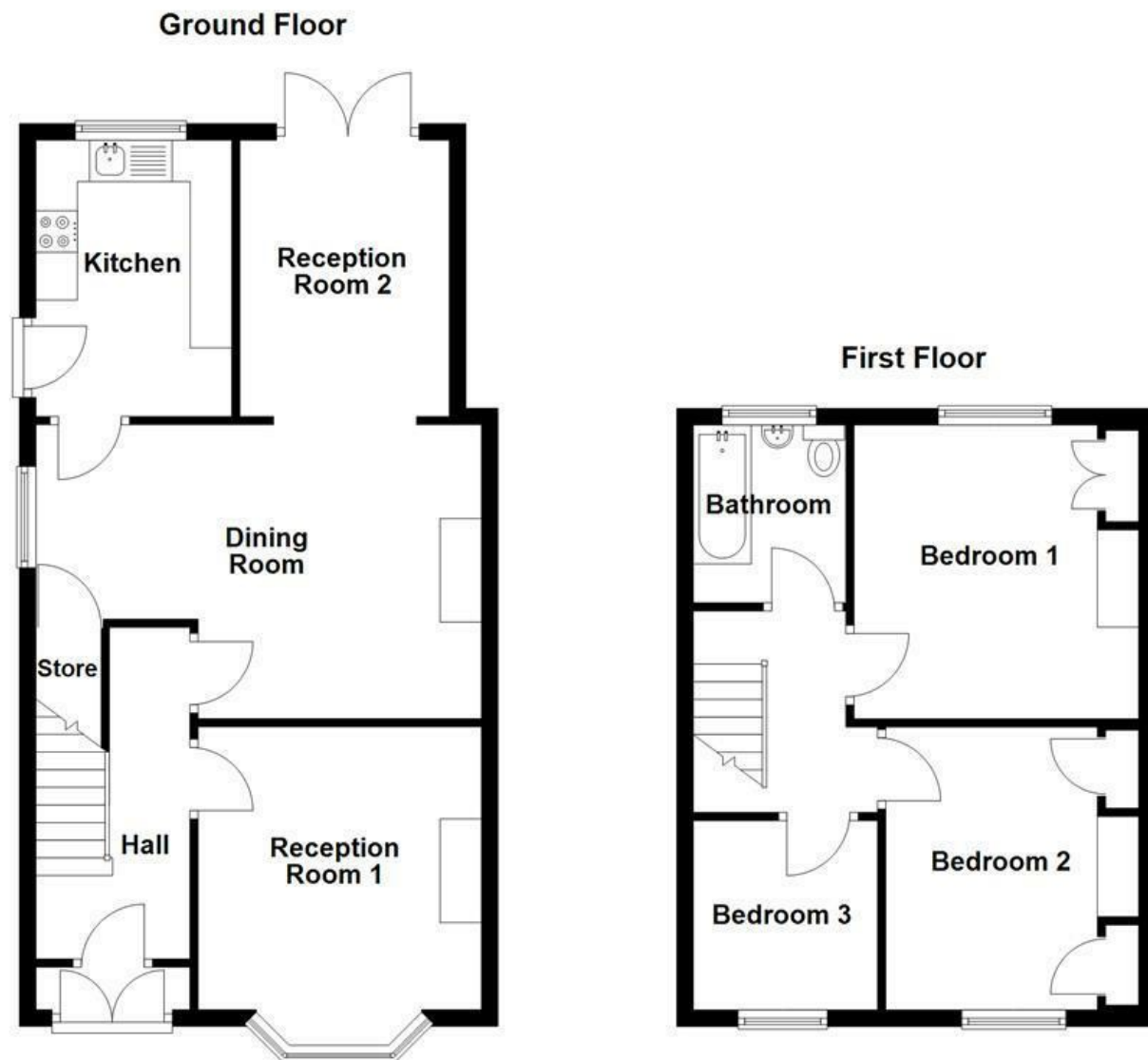




| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 82                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 50      |                                                                                                             |
| (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 Old Road, Bury, BL9 6SD

### Offers Over £270,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained well throughout and benefitting from an abundance of indoor and outdoor space, enviable ground floor extension and neutral decoration, this impressive three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Bury. With beautifully landscaped gardens, three generously sized bedrooms and three living areas, this property is the perfect family home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rossendale and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room and houses a staircase to the first floor. The dining room leads openly on to a second living area and through to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden with laid to lawn, paving and, stone and slate chippings and bedding areas. To the front there is a stone chip garden with paved areas.

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



# Walmersley Old Road, Bury, BL9 6SD

## Offers Over £270,000

 3  1  2  E

- Semi Detached Property
- Bursting with Potential
- On Street Parking
- EPC Rating E
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Extensive Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Porch

6'1 x 1'8 (1.85m x 0.51m )

UPVC double glazed French doors and hardwood single glazed frosted door to hall.

#### Hall

13'2 x 5'11 (4.01m x 1.80m)

Central heating radiator, coving, smoke detector, hardwood doors to reception room, dining room and stairs to first floor.

#### Reception Room One

14'4 x 11'3 (4.37m x 3.43m )

UPVC double glazed bay window, central heating radiator, coving, gas fire with tiled hearth and exposed brick surround, integrated alcove storage and television point.

#### Dining Room

17'8 x 11'8 (5.38m x 3.56m)

UPVC double glazed window, central heating radiator, gas fire, integrated alcove shelving, understairs storage, open to reception room two and hardwood single glazed frosted door to kitchen.

#### Reception Room Two

10'11 x 8'4 (3.33m x 2.54m )

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to rear.

#### Kitchen

10'11 x 7'8 (3.33m x 2.34m)

UPVC double glazed window, range of wood panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with traditional taps, space for double oven, space for fridge freezer, plumbing for washing machine and composite double glazed door to rear.

### First Floor

#### Landing

7'11 x 7'2 (2.41m x 2.18m )

UPVC double glazed frosted window, loft access, doors leading to three bedrooms and bathroom.

#### Bedroom One

11'8 x 11'3 (3.56m x 3.43m)

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

#### Bedroom Two

11'8 x 10'0 (3.56m x 3.05m)

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

#### Bedroom Three

8'0 x 7'2 (2.44m x 2.18m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'1 x 6'1 (2.16m x 1.85m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower and tiled elevations.

### External

#### Rear

Laid to lawn garden with paving, stone and slate chippings, timber storage shed and mature shrubbery.

#### Front

Stone chip garden with paving.



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