



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Semi-Detached Property
- Superb Motorway Links to Manchester
- 23' Open Plan Lounge/Dining Room
- Two Double Bedrooms & Loft Room
- Generous Corner Plot
- Open Views to Front & Garage to Rear
- Planning Permission for Extension

MOSS HALL ROAD,
BURY

O/O £185,000



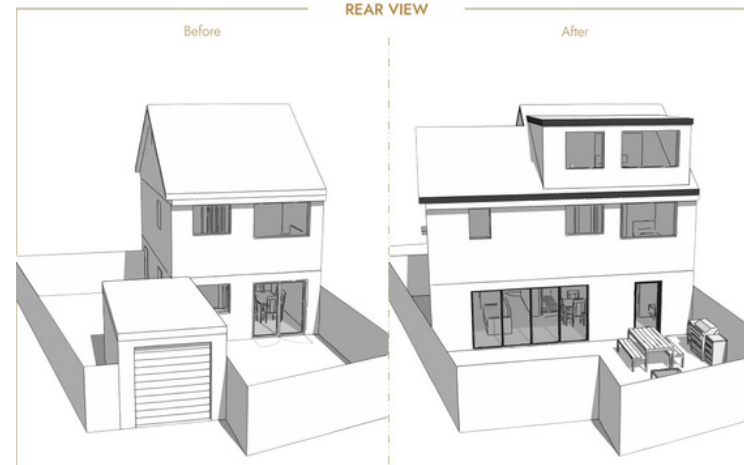
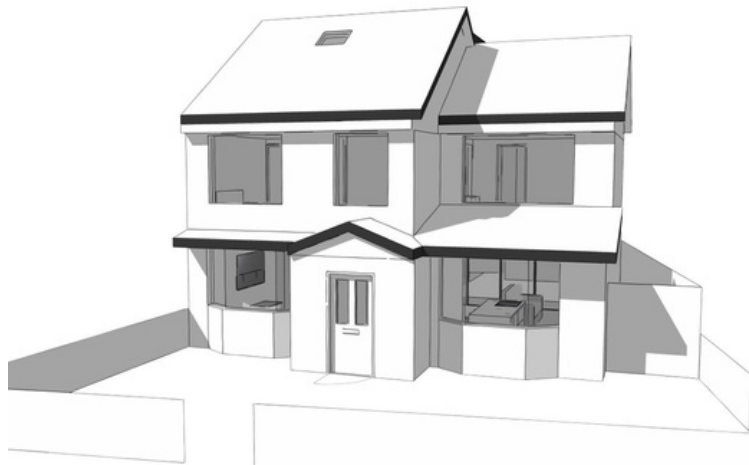
Moss Hall Road, Bury



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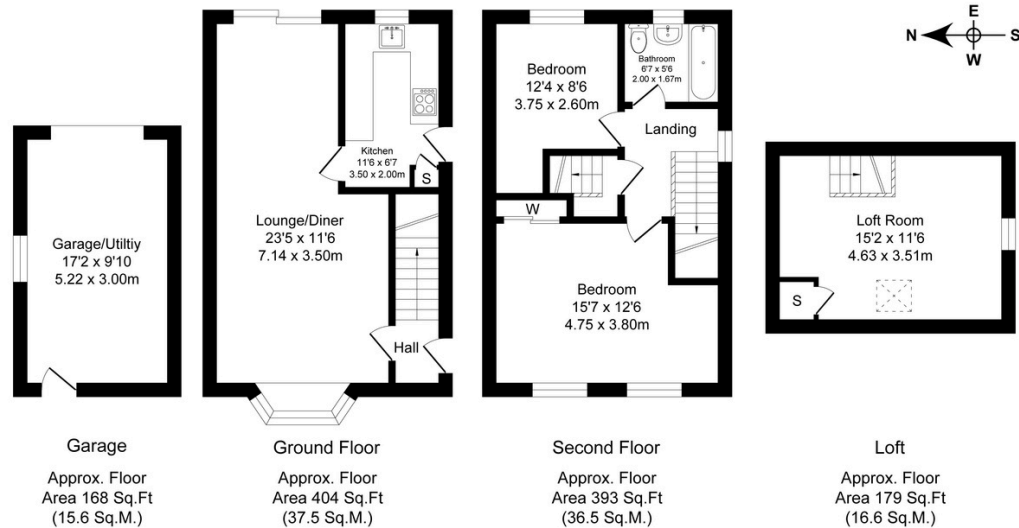
Moss Hall Road, Bury



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Total Approx. Floor Area 1144 Sq.ft. (106.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Whether one is a first time buyer looking to take their first exciting leap on to the housing ladder or an investor looking to add to their buy-to-let portfolio, this two bed semi-detached property is sure to invoke broad appeal, affording a great deal of tempting qualities at a competitive price point, not least a generously proportioned corner plot and a detached garage to the rear. Furthermore, our clients have had planning permission granted for a substantial double-storey extension to the side elevation, as well as a rear-facing dormer to the roof space, to create a superb family home affording four bedrooms, three bath/shower rooms and that highly desirable sociable open plan kitchen/diner/family room which is consistently high up the list of must-haves for modern day living.

The convenience of the location is of particular note, only a few minutes' drive from the motorway network and, therefore, providing those with a commute to consider swift access to a host of major commercial centres, including Manchester, Bury and Bolton, which will no doubt be a real draw for both owner-occupiers and potential tenants alike. Situated on the Bury/Heywood border, the highly regarded location offers pretty local countryside literally on the doorstep, whilst there are similarly excellent local schools and plenty of shops and amenities close at hand within both Bury and Rochdale's bustling town centres for all of those everyday essentials.

The property presents as somewhat of a blank canvas, with a pleasing abundance of natural light on display throughout and neutral décor, ready for a new owner to infuse their own taste and style. It is this potential, coupled with the prospect of extending the accommodation considerably, that provides a truly exciting opportunity for one to create a home to their own exacting specification.

The accommodation itself extends to in excess of 1,140 square feet in total, entering via the entrance hallway with its staircase to the first floor, before proceeding through into the main living space, a 23' open plan lounge/dining room. Stretching the full depth of the property and affording a bright dual aspect, this wonderfully sociable setting lends itself perfectly to entertaining, with a seamless transfer from the dinner table to the comfort of the lounge area for one's guests or perhaps slipping out of the uPVC double glazed patio doors into the garden for an after-dinner glass of wine in those warm summer evenings. Further opportunity exists here to amend the ground floor layout by closing off the lounge and easily combining the current kitchen and adjoining dining area to create a dining kitchen, or indeed to open up the entire ground floor space, should one crave the ultimate open plan environment and such is the flexibility of the floorplan.

The kitchen is fitted with a range of wall and base units in white with contrasting black laminated work surfaces and incorporates an electric double oven, halogen hob with overhead extractor canopy, whilst there is space for a free-standing fridge/freezer and dishwasher.

Up on the first floor, the landing provides access to the two double bedrooms, including the spacious 15' principal bedroom, created through the incorporation of the original boxroom, benefitting from built-in mirrored wardrobes and a delightful aspect over farmland to the front. The bathroom is fully tiled and fitted with a modern three-piece suite in white, comprising of WC, vanity wash hand basin and panelled P-shaped bath with overhead electric shower. Accessible via a padded staircase from the landing, one will also discover a handy loft room, which could be utilised for a number of purposes.

Externally, the generous corner plot provides good-sized gardens to three sides, with the front enjoying an expansive lawn. The side and rear gardens are low-maintenance and provide a perfect canvas on which to place one's colourful pots and planters. The side garden in particular is a real sun trap, enjoying a southerly aspect and providing an ideal spot in which to site a rattan sofa or sun lounger to soak up some long-awaited sunshine. A private parking space is located directly to the rear of the property, as well as a detached single garage with electrically operated up-and-over door, which includes a handy utility area and a dog bath, which will be ideal after those muddy evening walks with the dogs through the fields of an evening.

We would highly recommend an early appointment to view this super home.



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