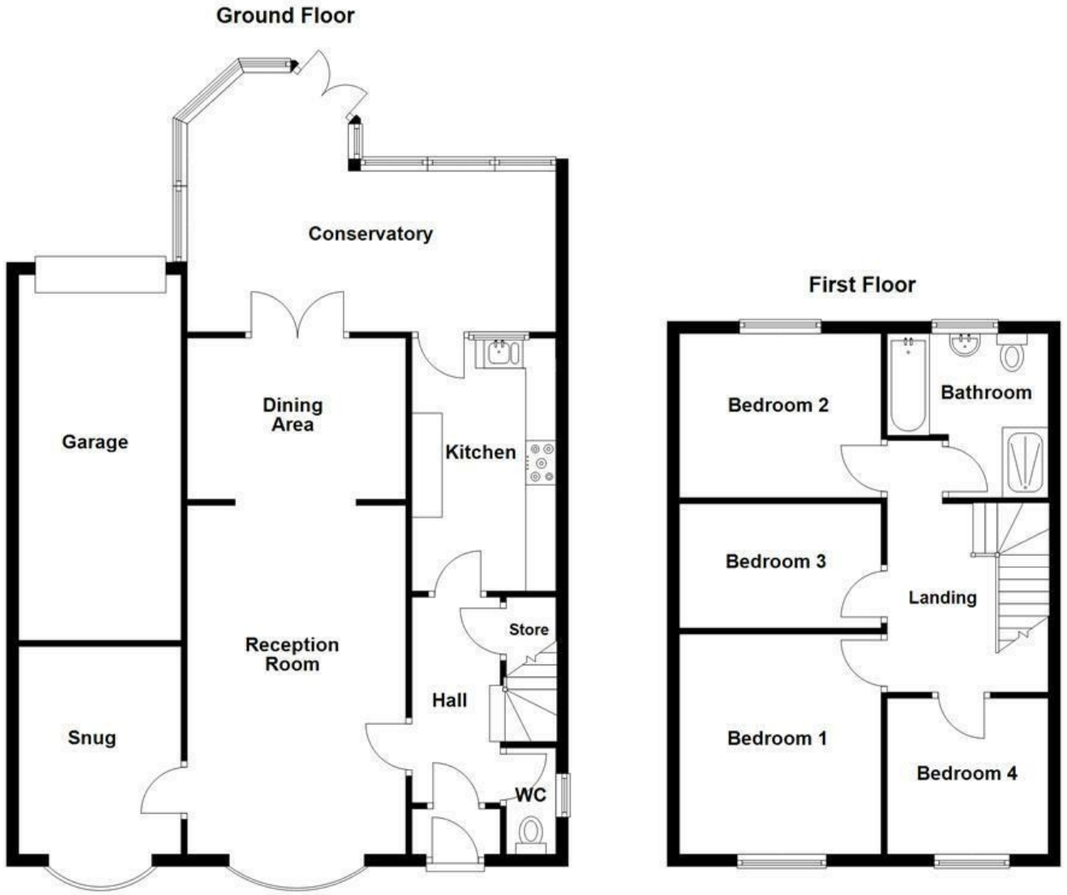
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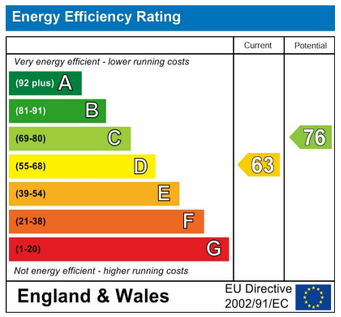











# Walmersley Road, Bury, BL9 5JW

# Offers Over £350,000

AN EXCEPTIONAL DETACHED FAMILY HOME - SOLD WITH NO ONWARDS CHAIN

Nestled on Walmersley Road in Bury, this outstanding detached house offers an exceptional living experience, set back on an impressive plot that boasts an abundance of both indoor and outdoor space. The property has been meticulously presented and updated to the highest standard, featuring neutral decoration that provides a perfect backdrop for your personal touch.

As you step inside, you will find a complete blank canvas, ideal for a family seeking a luxurious and spacious home. The property comprises four generously sized bedrooms, ensuring ample space for family members or guests. Additionally, there are four inviting living areas, perfect for relaxation and entertaining, along with a well-appointed four-piece family bathroom and a convenient downstairs WC.

The enviable wrap-around gardens enhance the appeal of this home, offering a delightful outdoor space for children to play, family gatherings, or simply enjoying the tranquillity of your surroundings. With no chain delay, this property is ready for you to move straight in and make it your own.

This residence is perfectly suited for any growing family looking for a harmonious blend of comfort and convenience, all within a desirable location. Do not miss the opportunity to view this

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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# Walmersley Road, Bury, BL9 5JW

## Offers Over £350,000

4 1 2 D

- Exceptional Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Vestibule
4'9 x 2'5 (1.45m x 0.74m)

UPVC double glazed frosted front door, wood effect lino flooring and door to hall.

### Hall
11'2 x 7'10 (3.40m x 2.39m)

Central heating radiator, under stairs storage, doors leading to reception room, kitchen, WC and stairs to first floor.

### WC
5'4 x 2'9 (1.63m x 0.84m)

UPVC double glazed frosted window, dual flush WC with integrated wash basin and mixer tap, extractor fan and wood effect lino flooring.

### Reception Room
19'1 x 11'10 (5.82m x 3.61m)

UPVC double glazed inset bow window, central heating radiator, coving, television point, open to dining area and door to snug.

### Dining Area
11'10 x 8'9 (3.61m x 2.67m)

Central heating radiator, coving, serving hatch and UPVC double glazed French doors to conservatory.

### Conservatory
20'4 x 14'1 (6.20m x 4.29m)

UPVC double glazed windows, spotlights, smoke detector, television point, UPVC double glazed French doors to rear and UPVC double glazed door to kitchen.

### Kitchen
13'8 x 7'10 (4.17m x 2.39m)

UPVC double glazed window, central heated towel rail, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset stainless steel one and a half bowl sink with mixer tap, four door range cooker with five ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, PVC to ceiling and tiled flooring.

### Snug
11'3 x 8'10 (3.43m x 2.69m)

UPVC double glazed inset bow window and central heating radiator.

## First Floor

### Landing
13'7 x 8'9 (4.14m x 2.67m)

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

### Bedroom One
11'11 x 11'2 (3.63m x 3.40m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two
11'2 x 8'11 (3.40m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
11'2 x 6'9 (3.40m x 2.06m)

UPVC double glazed window and central heating radiator.

### Bedroom Four
8'9 x 8'5 (2.67m x 2.57m )

UPVC double glazed window and central heating radiator.

### Bathroom
8'9 x 8'2 (2.67m x 2.49m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap, double electric feed shower enclosed, tiled elevations, spotlights, PVC to ceiling, spotlights and tiled flooring.

## External

### Rear
Enclosed yard with block paving, bedding, mature shrubbery, gated driveway and access to garage.

### Garage
19'10 x 8'11 (6.05m x 2.72m)

Power and lighting.

### Front
Enclosed garden with paving and bedding.

























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