

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D	63		
(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 6RU

Offers Over £250,000

Nestled on Walmersley Old Road in Bury, this charming semi-detached modern home offers a delightful blend of comfort and style. As you enter, you are greeted by a welcoming entrance that leads to a staircase ascending to the first floor, as well as a door that opens into the inviting reception room. This space features a thoughtful part wall that elegantly divides the dining and lounge areas, creating a perfect setting for both relaxation and entertaining.

The dining area flows seamlessly into a fully fitted modern kitchen, which is equipped with contemporary appliances and ample storage, making it a joy for any home cook. Adjacent to the kitchen, you will find a convenient utility room, adding to the practicality of this lovely home.

Upstairs, the property boasts two generously sized bedrooms, each designed to provide a peaceful retreat. The main bathroom is well-appointed, while the ensuite bathroom offers added privacy and convenience for the master bedroom.

With its lovely decor throughout and well-planned layout, this semi-detached house is ideal for those seeking a comfortable and stylish living space in a desirable location. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this charming home your own.

Some Images have been AI Staged to enhance the properties potential layout

Walmersley Old Road, Bury, BL9 6RU

Offers Over £250,000



- Stunning Two Bedroom Semi-Detached Home
- Recently Renovated Throughout
- Perfect for First-Time Buyers
- Rear Garden
- Close to Commuter Links
- Viewing Essential
- Ample Off-Road Parking
- Council Tax Band A
- EPC D
- Freehold

Ground Floor

Entrance Hallway

5'11 x 4'7 (1.80m x 1.40m)

Composite front entrance door, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor and door to reception room one.

Reception Room One

11'4 x 10'10 (3.45m x 3.30m)

UPVC double glazed window, central heating radiator and open to reception room two.

Reception Room Two

10'10 x 6'5 (3.30m x 1.96m)

Central heating radiator, open to the kitchen and UPVC double glazed sliding doors to the rear.

Kitchen

11' x 8'8 (3.35m x 2.64m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for dishwasher, PVC panelled ceiling with spotlights, wood effect flooring and door to the utility.

Utility Room

8' x 5'6 (2.44m x 1.68m)

UPVC double glazed window, central heating radiator, boiler, marble worktop, plumbing for washing machine, storage and UPVC frosted door.

First Floor

Landing

Loft access and doors to two bedrooms, bathroom and storage.

Bedroom One

14'7 x 10'10 (4.45m x 3.30m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

9' x 2'5 (2.74m x 0.74m)

UPVC double glazed frosted window, central heating radiator, heated towel rail, direct feed walk in shower unit, WC with wash basin, part tiled elevations, spotlights and tiled flooring.

Bedroom Two

11'10 x 11'2 (3.61m x 3.40m)

UPVC double glazed window and central heating radiator.

Bathroom

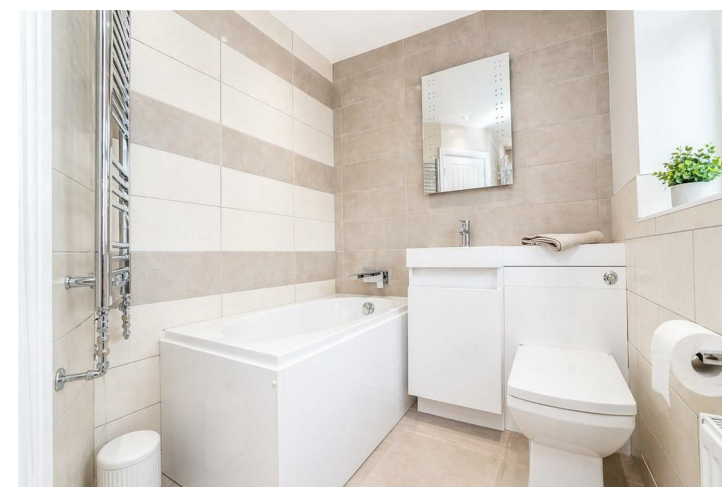
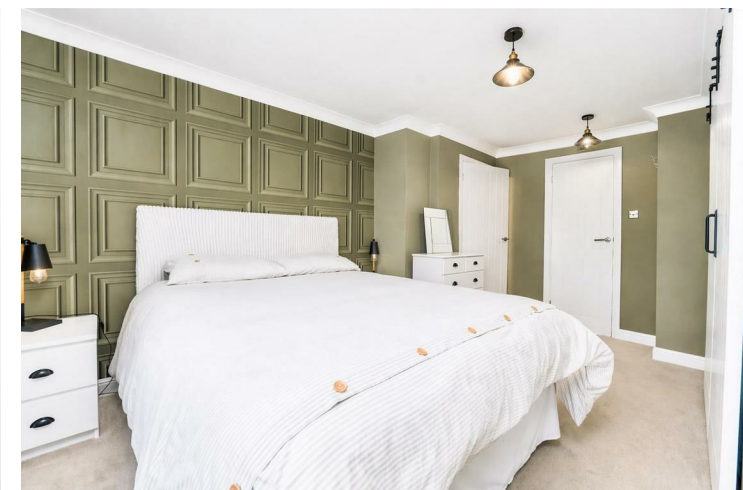
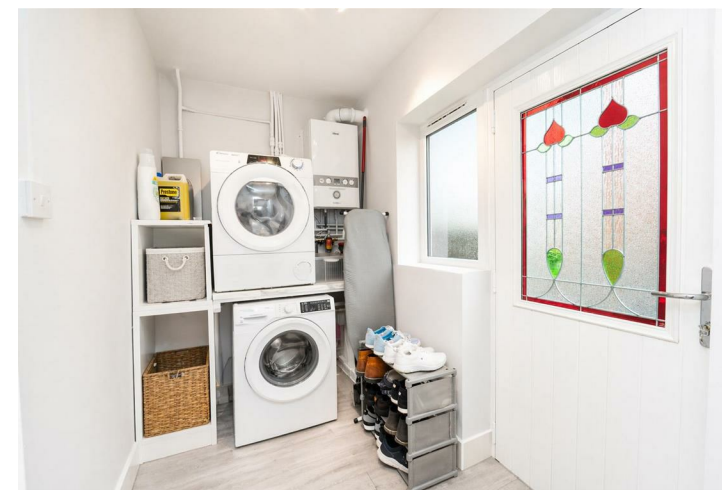
9'9 x 5'5 (2.97m x 1.65m)

Two UPVC double glazed windows, central heating radiator, heated towel rail, bath, direct feed walk in shower unit, vanity top wash basin, dual flush WC, tiled elevations and tiled flooring.

External

Rear Garden

French doors from the dining area, leads to decked patio and stairs leading to garden. Garden is part paved and part laid to lawn grass.



Tel: 01617510340

www.keenans-estateagents.co.uk