

pearson ferrier
BLACK LABEL

231 WALMERSLEY ROAD
Bury, BL9 5DJ

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Property at a glance

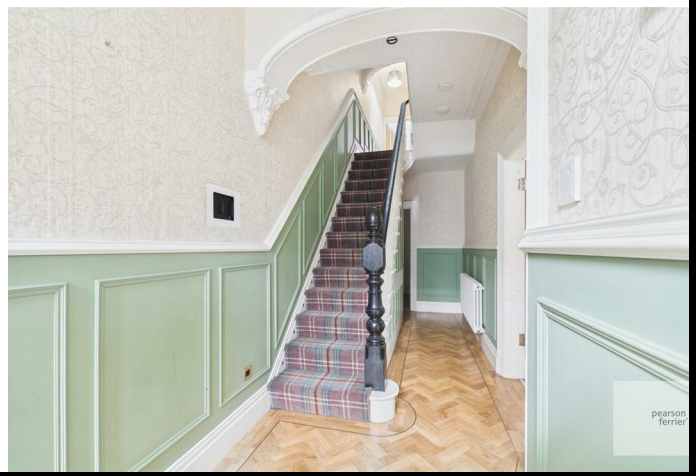
- MAGNIFICENT VICTORIAN VILLA
- RESTORED TO A VERY HIGH SPECIFICATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ACCOMMODATION OVER 4 FLOORS
- 5 BEDROOMS (THREE WITH ENSUITE FACILITIES)
- FABULOUS BASEMENT CONVERSION
- GOOD OUTSIDE SPACE, GARAGE AND EV CHARGING POINT
- RECENT HEATING & WIRING SYSTEMS
- VIEWING REQUIRED

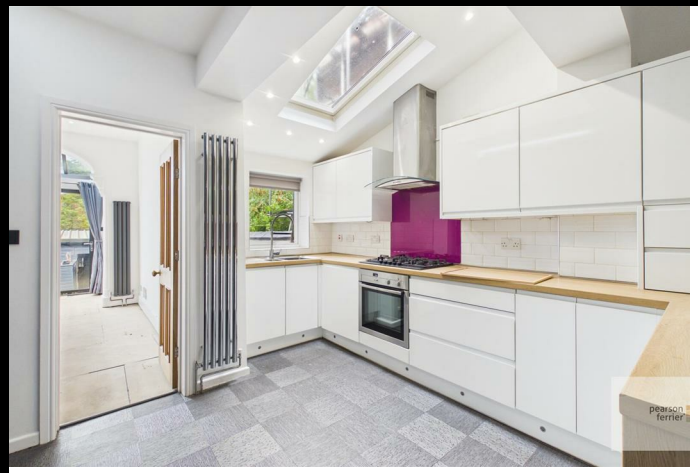
Glovelly is a magnificent example of a Victorian Villa, with what could be described as grand accommodation over 4 floors, fronting Walmersley Road approximately half a mile from Bury town centre and more or less across the road from Clarence Park. The property has been systematically restored over recent years and is finished to a very high specification and is now being offered for sale with no onward chain. The restoration works have been carried out over the last 10 years and have included, a basement conversion, full heating system, re-wire to include hardwiring for a secure internet connection throughout the property, built in ceiling speakers to the principal rooms, replacement windows and doors, kitchen, bathrooms and bedrooms (most with fitted furniture). The accommodation is a credit to the current owners and internal inspection is essential to fully appreciate the attention to detail from top to bottom. To the outside there is a garden forecourt and to the rear an artificial turfed patio with steps leading down to a garage/carport with EV charging point.
The accommodation briefly comprises: Entrance vestibule, inner hall, lounge, dining kitchen, sitting room, guest cloakroom/w.c., basement conversion with bedroom separate shower room, boiler room and storage, first floor landing, three bedrooms, two bathrooms, second floor landing, master suite with bedroom, dressing room and three piece shower room.

Tenure - Leasehold with a residue of 999 years
Ground Rent Payable - £6 per annum
Council Tax Band - D
EPC Rating - C

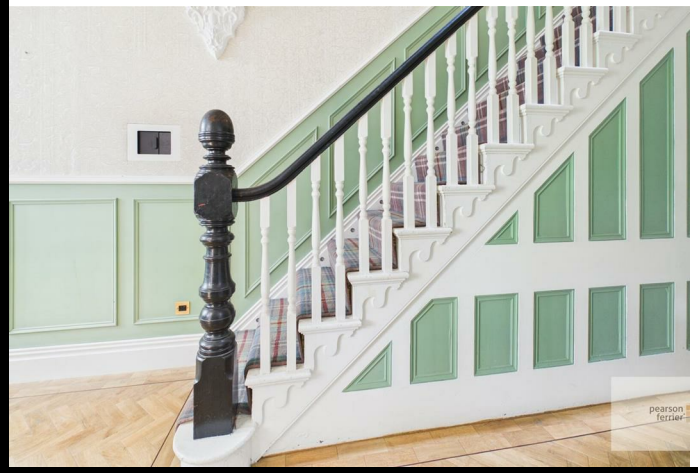






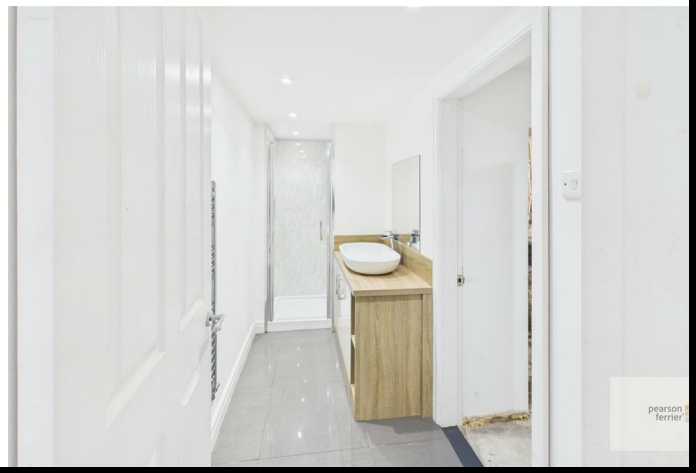














Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area[1]

225.5 m²

Reduced headroom

2 m²

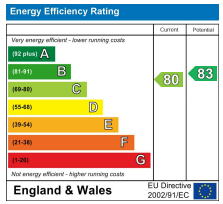
(1) Excluding balconies and terraces

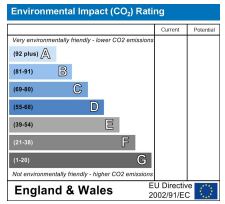
Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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