



Walmersley Road, Bury, BL9 5DF

£500,000

Nestled on Walmersley Road in the charming town of Bury, this impressive semi-detached family home is a true gem. Boasting five generously sized bedrooms, each capable of accommodating a double bed, this property is perfect for a growing family seeking ample space and comfort. The home is beautifully maintained and presented to a high standard, ensuring a welcoming atmosphere from the moment you step inside.

Spanning four floors, the property features three inviting reception rooms, providing plenty of room for relaxation and entertainment. The layout is thoughtfully designed, allowing for both family gatherings and quiet evenings at home. The two well-appointed bathrooms add to the convenience of this lovely residence.

Outside, the low-maintenance rear yard is a practical feature, complemented by a garage and car port, making parking a breeze. The property overlooks the picturesque Clarence Park, offering a delightful view and a serene environment for outdoor activities.

Situated in a popular location, this home provides excellent access to both Bury and Rossendale, as well as convenient commuter routes for those who travel for work. This property is an ideal choice for families looking for spacious living in a vibrant community. Don't miss the opportunity to make this wonderful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Five Spacious Bedrooms With Four Floors Of Living Space
 - Three Reception Rooms
 - Garage And Car Port For Off Road Parking
 - Ideal For Growing Families With Viewing Essential
- Tenure Leasehold
 - Two Modern Bathrooms
 - Overlooks Clarence Park And Has Easy Access To Major Commuter Routes
- Council Tax Band D
 - Low Maintenance Rear Yard Space
 - EPC Rating TBC

Ground Floor

Entrance Vestibule

5' x 4'5 (1.52m x 1.35m)

Hardwood single glazed front entrance door, encaustic tiled flooring, cornice coving, dado rail and door to the hallway.

Hallway

22'3 x 5'10 (6.78m x 1.78m)

Central heating radiator, cornice coving, corbels, smoke alarm, dado rail, wood effect flooring, stairs to the first floor and doors to three reception rooms.

Reception Room One

15'2 x 13'6 (4.62m x 4.11m)

UPVC double glazed bay window, central heating radiator, cornice coving and ceiling rose.

Reception Room Two

17' x 12'7 (5.18m x 3.84m)

Central heating radiator, cornice coving, wall inset living flame gas fire, wood effect flooring and UPVC double glazed French doors to the rear.

Reception Room Three

15'8 x 11'3 (4.78m x 3.43m)

Central heating radiator, spotlights, UPVC double glazed French doors to the rear, door to the kitchen and door to a staircase to the lower ground floor.

Kitchen

11'5 x 7'1 (3.48m x 2.16m)

Range of high gloss wall and base units with granite surfaces, oven with four ring electric hob, extractor hood, inset stainless steel sink with draining ridges and mixer tap, plumbing for dishwasher, tile effect flooring and UPVC double glazed frosted door to the rear.

Lower Ground Floor

Hallway

10'2 x 4'4 (3.10m x 1.32m)

Tiled flooring, spotlights and doors to shower room and store room/cellar.

Shower Room

12'10 x 6'2 (3.91m x 1.88m)

Central heating towel rail, low basin WC, vanity top wash basin, direct feed walk in shower, part tiled elevations, spotlights, extractor fan and tiled flooring.

Store Room/Cellar

18'9 x 7'4 (5.72m x 2.24m)

Hardwood single glazed window and boiler.

First Floor

Landing

Split landing with central heating radiator, cornice coving, smoke alarm, dado rail, stairs to the second floor and doors to bathroom, WC and three bedrooms.

Bedroom One

19'2 x 15'3 (5.84m x 4.65m)

Hardwood double glazed bay window, hardwood double glazed window, three central heating radiators and cornice coving.

Bedroom Two

14'2 x 12'7 (4.32m x 3.84m)

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

Bathroom

7'4 x 6'11 (2.24m x 2.11m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin, panelled bath with direct feed shower overhead, bidet, part tiled elevations, spotlights and tiled flooring.

WC

6'1 x 2'10 (1.85m x 0.86m)

UPVC double glazed frosted window, dual flush WC, wash basin, spotlights and tiled flooring.

Bedroom Three

11'8 x 9'6 (3.56m x 2.90m)

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

Second Floor

Landing

Velux window, fitted storage and doors to two bedrooms.

Bedroom Four

19'1 x 15'4 (5.82m x 4.67m)

UPVC double glazed window, central heating radiator and electric fire.

Bedroom Five

14'3 x 12'6 (4.34m x 3.81m)

UPVC double glazed window and central heating radiator.

External

Front

Paving, planted beds and views of the park.

Rear

Decked yard with paving.

