pearson ferrier®

THE BARN 179 WALMERSLEY OLD ROAD

Bury, BL9 6RU

Offers Over £233,000

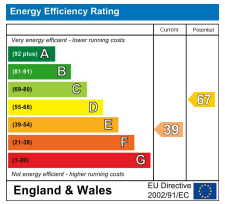
179 WALMERSLEY OLD ROAD

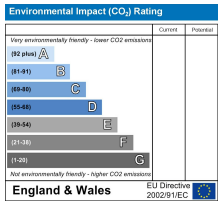
Property at a glance

- FREEHOLD STONE BUILT BARN CONVERSION
- CONVENIENT LOCATION ON THE FRINGE OF COUNTRYSIDE
- MODERNISED IN MID 1980s
- RE-STRUCTURING OF THE INTERIOR NOW REQUIRED
- ALL MAIN SERVICES CONNECTED
- COMBINATION GAS HEATING
- HUGE POTENTIAL TO DEVELOP
- TERRACED REAR GARDENS
- VERY UNUSUAL!

A most unusual opportunity to purchase a stone built FREEHOLD barn conversion offering a buyer the perfect 'blank canvas' to create an individual and characterful home. The property is located on Walmersley Old Road, on the fringe of open countryside and yet only 'down the road' from the nearest motorway junction and approximately 1.5 miles from Bury town centre. The barn was originally constructed during Victorian times and was renovated during the 1980s to provide accommodation and workspace for our vendor client that suited their needs at the time. As the current accommodation stands, there is only one bedroom, but it is evident that the internal accommodation will require re structuring to utilise the space for living accommodation which will in turn create space on the upper floors for 3 to 4 bedrooms in our opinion. There is gas central heating installed (the boiler was fitted in 2025 and has a 10 year warranty) and modern electrics throughout and all mains services are connected. The accommodation briefly comprises: entrance hall, ground floor store rooms with central garage area, first floor landing, lounge, dining kitchen, conservatory, shower room area. To the outside there is a terraced rear garden and parking immediately in front of the garage door.

Tenure - Freehold
Council Tax Band - D
EPC Rating - E





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