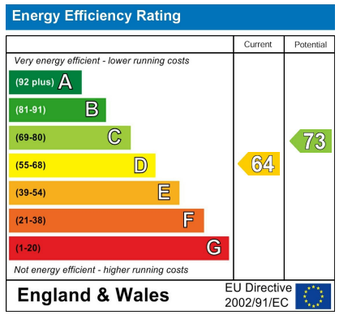


- Impressive Six-Bedroom End-Terraced Property
- Four Spacious & Versatile Living Areas
- Two Kitchens & Two Shower Rooms
- Dressing Room & Office / Additional Bedrooms
- Large Family Potential
- No Onward Chain
- Off-Road Parking
- EPC Rating - D
- Council Tax Band - D
- Tenure - Freehold



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.

2 The Rock, Bury, BL9 0AD
Tel: 01617510340 | Email: bury@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Keenans









Walmersley Road, Bury, BL9 5DE

Offers Over £475,000

AN EXQUISITE END TERRACED PROPERTY

Situated in the heart of Bury, just a stone's throw from the ever-popular market town centre, stands this impressive six-bedroom end-terraced property, offering an abundance of versatile living space, stunning original features and exceptional potential.

The property boasts six generously sized bedrooms, alongside a fantastic dressing room and office to the second floor, which are currently being used as two additional bedrooms. There are also two bathrooms, four spacious living areas and two kitchens, providing a wealth of flexible accommodation ideal for a growing family or those seeking a substantial investment opportunity.

Externally, the property benefits from two garages, providing excellent storage and parking facilities. Offered with no onward chain, this is a fantastic opportunity for a buyer looking to secure a property with considerable space and versatility.

The property would make an enviable HMO (House in Multiple Occupation) investment, subject to the necessary permissions and regulations, or could be adapted to suit the needs of a large or growing family. With its generous proportions, wealth of original character and superb central Bury location, this property offers an exciting combination of lifestyle and investment potential and must be viewed to be fully appreciated.

Walmersley Road, Bury, BL9 5DE

Offers Over £475,000

6 | 2 | 4 | D

Ground Floor

Entrance
Hardwood single glazed frosted door to the hall.

Hall
24'8 x 5'10 (7.52m x 1.78m)

Central heating radiator, coving, smoke alarm, solid oak doors to two reception rooms, dining room, inner hallway, staircase to the cellar and solid oak single glazed frosted door to the courtyard, staircase to the first floor.

Reception Room One
18 x 12'4 (5.49m x 3.76m)

Wooden single glazed leaded window, central heating radiator, coving, smoke alarm, gas fire, inset shelving, television point.

Reception Room Two
25'1 x 15'11 (7.65m x 4.85m)

Wooden single glazed leaded bay window, central heating radiator, coving, television point.

Dining Room
17 x 12'5 (5.18m x 3.78m)

Wooden single glazed leaded window, central heating radiator, integrated storage, tiled fireplace, open to the kitchen.

Kitchen
12'5 x 9'5 (3.78m x 2.87m)

Wooden single glazed leaded window, a range of panelled wall and base units, wood effect surface, wood panelled and tiled splash backs, stainless steel sink and drainer with mixer tap, electric double oven with a four ring gas hob, integrated fridge and freezer, plumbing for a dishwasher, under unit lighting, Vaillant boiler, hardwood single glazed door to the garage.

Double Garage
24'8 x 11'11 (7.52m x 3.63m)

Wooden single glazed window, power, lighting, Belfast sink with traditional taps, plumbing for a washing machine and dryer, roller shutter garage door, door to the courtyard, WC, hardwood single glazed frosted door to the rear of the courtyard.

Second Garage
19'7 x 9'4 (5.97m x 2.84m)

Up and over garage door.

WC
6'5 x 3 (1.96m x 0.91m)

Pinewood single glazed frosted window, a dual flush WC, PVC panelled elevations, PVC cladding to the ceiling, vinyl flooring.

Inner Hallway
5'9 x 2'3 (1.75m x 0.69m)

Open to the second dining area.

Dining Area
11'9 x 11'1 (3.58m x 3.38m)

Wooden single glazed frosted window, central heating radiator, television point, pedestal wash basin with traditional taps, door to the second kitchen.

Second Kitchen
11'5 x 8'1 (3.48m x 2.46m)

Wooden single glazed window, central heating radiator, a range of white wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with traditional taps, two ring induction hob, space for a fridge freezer, extractor fan, hardwood door to a snug.

Snug
22'6 x 6'8 (6.86m x 2.03m)

Three wooden single glazed frosted windows, central heating radiator, electric heater, smoke alarm, hardwood door to the wet room, hardwood door to the front.

Wet Room
7 x 3'6 (2.13m x 1.07m)

Wooden single glazed frosted window, a three piece suite comprising of an electric feed walk in shower, pedestal wash basin with traditional taps, dual flush WC, PVC panelled elevations, tiled effect Lino flooring.

Lower Ground Floor

Cellar Room One
14'7 x 5'2 (4.45m x 1.57m)

Lighting, smoke alarm, open to cellar room two.

Cellar Room Two
14'7 x 11'4 (4.45m x 3.45m)

Power and lighting.

First Floor

Landing
14'4 x 5'11 (4.37m x 1.80m)

Wooden single glazed frosted window, smoke alarm, hardwood doors to four bedrooms, staircase to the first floor, open to the further landing.

Bedroom One
15'11 x 14'6 (4.85m x 4.42m)

Wooden single glazed leaded window, central heating radiator, smoke alarm, fitted wardrobes.

Bedroom Two
14'6 x 12'5 (4.42m x 3.78m)

Wooden single glazed leaded window, central heating radiator, fitted wardrobes.

Bedroom Three
15'8 x 9'6 (4.78m x 2.90m)

Wooden single glazed window, central heating radiator, fitted wardrobes and dressing table, vanity top wash basin with mixer tap and LED mirror, coving.

Bedroom Five
9'10 x 5'11 (3.00m x 1.80m)

Wooden single glazed leaded window, central heating radiator.

Further Landing
23'2 x 12'6 (7.06m x 3.81m)

Loft access, feature wall light, storage cupboard, hardwood doors to bedroom four, WC and shower room.

Bedroom Four
13'9 x 8'4 (4.19m x 2.54m)

Wooden single glazed window, central heating radiator, vanity top wash basin with mixer tap, LED mirror.

Shower Room
9'9 x 9'5 (2.97m x 2.87m)

Wooden single glazed frosted window, central heating radiator, coving, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double electric feed walk in shower, PVC panelled elevations, extractor fan, integrated linen cupboard.

WC
3'8 x 2'9 (1.12m x 0.84m)

UPVC double glazed frosted window, low basin WC.

Second Floor

Bedroom Six
15'7 x 15'7 (4.75m x 4.75m)

UPVC double glazed window, central heating radiator, door to the dressing room.

Dressing Room
15'7 x 6'3 (4.75m x 1.91m)

Door to the office.

Office
12'4 x 10 (3.76m x 3.05m)

Velux window, central heating radiator.

External
Laid to lawn garden with paving, bedding and mature shrubs to the front.

















Tel: 01617510340

www.keenans-estateagents.co.uk