



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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## Walmersley Road, Bury, BL9 5LE

### Offers Over £475,000

A SUBSTANTIAL FAMILY HOME WITH GREAT POTENTIAL

Nestled on Walmersley Road in Bury, this impressive semi-detached family home presents a remarkable opportunity for those looking to create their dream residence. Boasting five well-proportioned bedrooms and three inviting reception rooms, this property offers ample space for family living and entertaining.

The generous plot provides plentiful off-road parking, accommodating numerous vehicles, and features a large garage for added convenience. The rear garden is a delightful retreat, complete with a potting shed and a workshop or outbuilding, which could easily be transformed into a home office or creative space, catering to your personal needs.

This home is a blank canvas, allowing you to modernise and update the spacious internal layout to perfectly suit your family's lifestyle. Its convenient location ensures good access to major commuter routes, making it an ideal choice for those who travel for work or leisure.

With its potential for transformation and a prime location, this property is not to be missed. Embrace the chance to make this house your own and enjoy the benefits of a versatile family home in a sought-after area.

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# Walmersley Road, Bury, BL9 5LE

Offers Over £475,000



- Outstanding Semi Detached Property
- Abundance of Living Space
- Off Road Parking and Double Garage
- EPC Rating TBC

## Ground Floor

### Entrance Vestibule

3'1 x 3'1 (0.94m x 0.94m)  
Hardwood double glazed frosted front door and door to hall.

### Hall

15'5 x 6'10 (4.70m x 2.08m)  
Hardwood double glazed frosted window, central heating radiator, coving, smoke detector, doors leading to kitchen, reception room one and stairs to first floor.

### Reception Room One

24'2 x 12'7 (7.37m x 3.84m)

Hardwood double glazed bay window, hardwood double glazed bow window, two central heating radiators, coving, gas fire and television point.

### Kitchen

19'1 x 7'2 (5.82m x 2.18m)

UPVC double glazed window, hardwood double glazed window, central heating radiator, range of wall and base units with Corian work surfaces, integrated high rise oven and grill, five ring gas hob and extractor hood, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, integrated microwave, wood cladding to ceiling, Kamdean tiled flooring and open arch to inner hall.

### Inner Hall

15'2 x 3'1 (4.62m x 0.94m)

Central heating radiator, coving, smoke detector, Kamdean tiled flooring, door to side vestibule, open arch to reception room two and door to WC.

### Side Vestibule

3'2 x 3'1 (0.97m x 0.94m)

Tiled flooring.

### Reception Room Two

17'11 x 16'6 (5.46m x 5.03m)

Two UPVC double glazed windows, two central heating radiators, coving, two feature wall lights and open arch to reception room three.

### Reception Room Three

15'5 x 12'1 (4.70m x 3.68m)

Coving, central heating radiator, wall heater, folding door to utility and UPVC double glazed sliding door to rear.

### WC

7'4 x 4'10 (2.24m x 1.47m)

UPVC double glazed window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, partially tiled elevations, tiled flooring and door to utility.

### Utility

9'6 x 8'1 (2.90m x 2.46m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, stainless steel one and a half bowl sink and drainer with mixer tap, tiled flooring and UPVC double glazed frosted door to rear garden.

- Five Bedrooms
- Extensive Plot
- Tenure Freehold

- Two Bathrooms
- Immaculate Exteriors
- Council Tax Band F

## Car Port

25'1 x 20'0 (7.65m x 6.10m)

Polycarbonate roof and roller shutter garage door.

## First Floor

### Landing

Hardwood double glazed frosted window, loft access, smoke detector, coving, doors leading to three bedrooms and shower room.

### Bedroom One

12'11 x 11'7 (3.94m x 3.53m)

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

### Bedroom Two

11'9 x 10'9 (3.58m x 3.28m)

Hardwood double glazed bay window, central heating radiator and fitted wardrobes.

### Bedroom Five

7'9 x 7'1 (2.36m x 2.16m)

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

### Shower Room

8'2 x 7'0 (2.49m x 2.13m)

Central heating radiator, direct feed shower enclosed, tiled elevations, part vinyl flooring, fitted storage and open to further landing.

### Further Landing

18'3 x 2'9 (5.56m x 0.84m)

Two UPVC double glazed windows, central heating radiator, doors leading to two bedrooms and bathroom.

### Bedroom Three

18'2 x 9'11 (5.54m x 3.02m)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Four

14'10 x 10'0 (4.52m x 3.05m)

UPVC double glazed window, central heating radiator, loft access and sauna.

### Bathroom

7'9 x 6'3 (2.36m x 1.91m)

Hardwood double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel jacuzzi bath with overhead electric feed shower, bidet, tiled elevations and tiled effect flooring.

## External

### Rear

Laid to lawn garden with paving, raised beds, timber shed and access to summerhouse.

