



177 WALMERSLEY OLD ROAD  
Bury, BL9 6RU  
Offers Over £375,000



# 177 WALMERSLEY OLD ROAD

## Property at a glance

- IMPOSING SEMI-DETACHED
- GENEROUS PLOT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE & SINGLE GARAGE
- ELEVATED PLOT
- CLOSE TO LOCAL COUNTRYSIDE

A rare opportunity to purchase a unique Freehold semi-detached property located on a very generous plot on an elevated position on Walmersley Old Road. The location offers excellent access to local shops, schools & amenities, with junction 1 M66 being only a short drive and local countryside being literally on your doorstep. The property benefits from extensive gardens, driveway for numerous vehicles, double garage and a single garage. In brief the property comprises of: Porch, entrance hall, lounge/diner and sitting room, kitchen/diner and utility room. To the first floor are three double bedrooms and family bathroom with separate w.c. The property offers great potential to extend (subject to relevant planning and consents) to make this your forever home and is offered to the market with no onward chain.

Tenure - Freehold  
Council Tax Band - C  
EPC-tbc









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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