



16 OLD BREWERS COURT WALMERSLEY ROAD
Bury, BL9 5JD
£325,000

16 OLD BREWERS COURT WALMERSLEY ROAD

Property at a glance

- STONE BUILT SEMI DETACHED HOME IN CONSERVATION AREA
- PART OF FORMER VICTORIAN BREWERY DEVELOPED IN 2014
- ONE OF 25 HOMES IN TOTAL
- ACCOMMODATION OVER THREE FLOORS
- FOUR BEDROOMS (TWO WITH ENSUITE)
- SIEMATIC KITCHEN WITH NEFF APPLIANCES
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- GARDENS & PARKING FOR 2
- EV CHARGING POINT INCLUDED

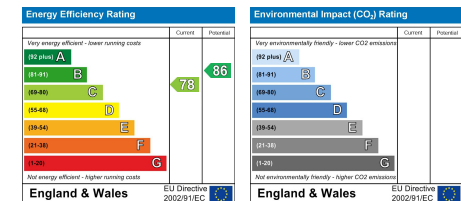
A much larger than average stone built semi detached family home located in Walmersley within a select development known as Old Brewers Court, a Victorian brewery site that was developed around 15 years ago and now protected under the local authority Conservation scheme. The property is being offered for sale with vacant possession and is in near 'as new' condition throughout.

The accommodation is over three floors and comprises: entrance hall with guest cloakroom/w.c. off, lounge with patio doors onto the garden, good sized dining kitchen with SieMatic kitchen and Neff appliances, first floor landing, three bedrooms (one with ensuite shower room) and main bathroom, second floor, main bedroom with Juliet balcony and spacious full sized ensuite with storage room off. To the outside there is an enclosed garden to the rear with artificial lawn and to the front there are communal gardens. The property has two car parking spaces and an EV charging point.

Tenure - Leasehold for 250 years from 2015
Ground rent - £298 per annum
Management Charges - £300 per annum
Council Tax Band - F
EPC Rating - C







Bury Office
 435/7 Walmsley Road, Bury, Lancashire, BL9 5EU
 Telephone: 0161 764 4440
 Fax: #
 Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson
ferrier[®]

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.