



pearson  
ferrier  *a property for everyone*

26 BIRLEY STREET  
Walmersley, BL9 5DT  
Asking Price £250,000



# 26 BIRLEY STREET

## Property at a glance

- CHAIN FREE
- PERFECT FAMILY HOME
- EXCELLENT LOCATION
- GENEROUS PLOT
- STUNNING KITCHEN
- CONTEMPORARY BATHROOM
- RECENTLY RENOVATED
- GARDEN FRONTED
- LARGE REAR GARDEN
- DRIVEWAY

**\*\*FANTASTIC FAMILY HOME - AVAILABLE IN WALK-IN CONDITION - NO ONWARD CHAIN\*\***

We have a beautifully presented and spacious three bedroom, semi-detached property, situated in a highly desirable area of Limefield - where local amenities, good schools, Clarence Park & The Lido are all in close proximity - together with Bury town centre just 0.5 miles away. Recently renovated to a very high standard, set on a generous plot, with potential to extend (subject to approvals) the accommodation and still retain ample garden space together with gardens to front and rear, this house must be viewed to appreciate all it has to offer.

Internally, to the ground floor, the property briefly comprises an entrance porch leading to the hallway with access to the stairs, a light & airy lounge with a large bay window overlooking the front, together with a feature fireplace. To the rear of the house is a stunning open plan kitchen/diner - incorporating a fully fitted kitchen with integrated appliances & breakfast bar - and a dining room/living room with a restored feature fireplace and patio doors opening through to the rear of the property.

To the first floor there are two double bedrooms with a bay window to the master, a single third bedroom/nursery and a contemporary, fully tiled, three-piece bathroom suite.

Externally to the rear of the property there is a split-level garden with a patio area on the upper level and a lawn area with path way and flower bed boarders to the lower level. The front has off road parking for one vehicle and a gravelled garden/driveway.

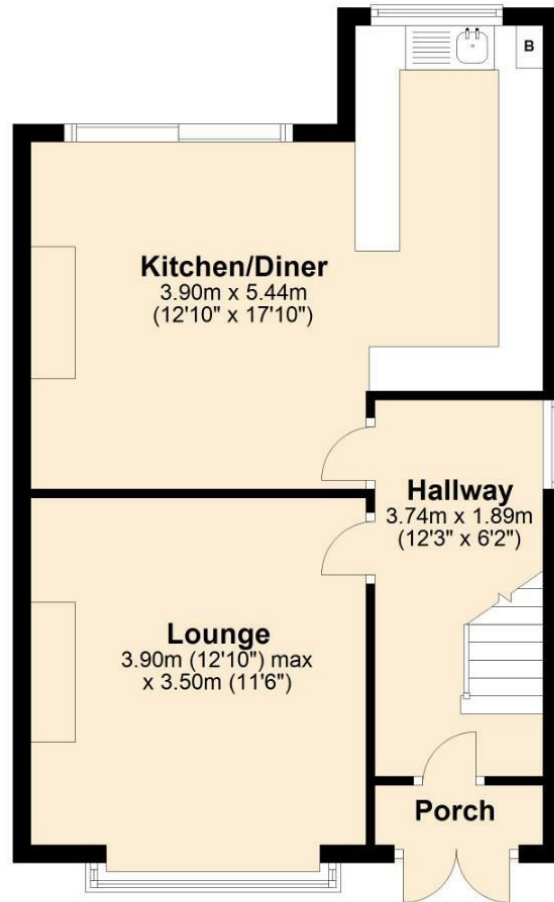
EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT!



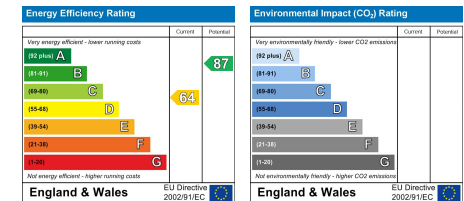
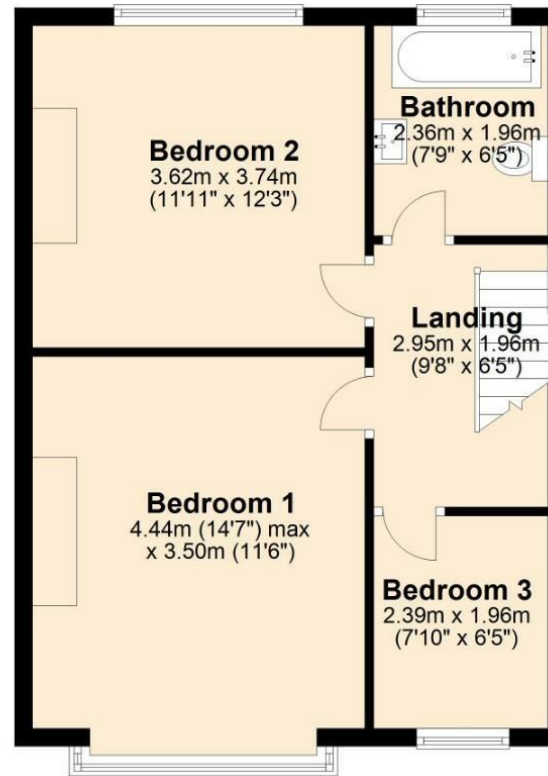




## Ground Floor



## First Floor



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

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)

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