



325 WALMERSLEY ROAD
Bury, BL9 5EZ
Offers Over £200,000

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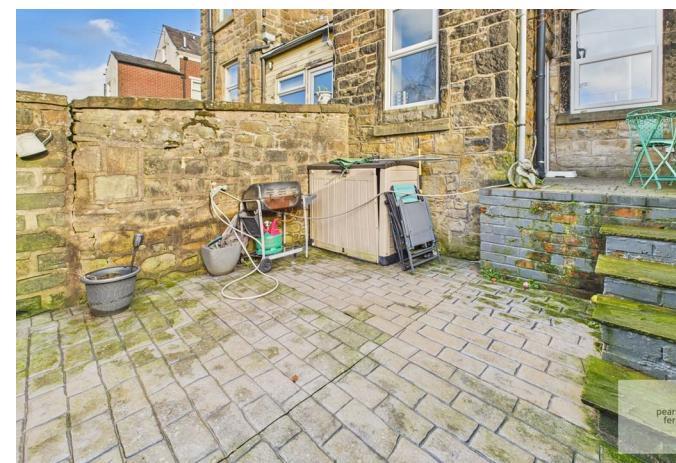
Property at a glance

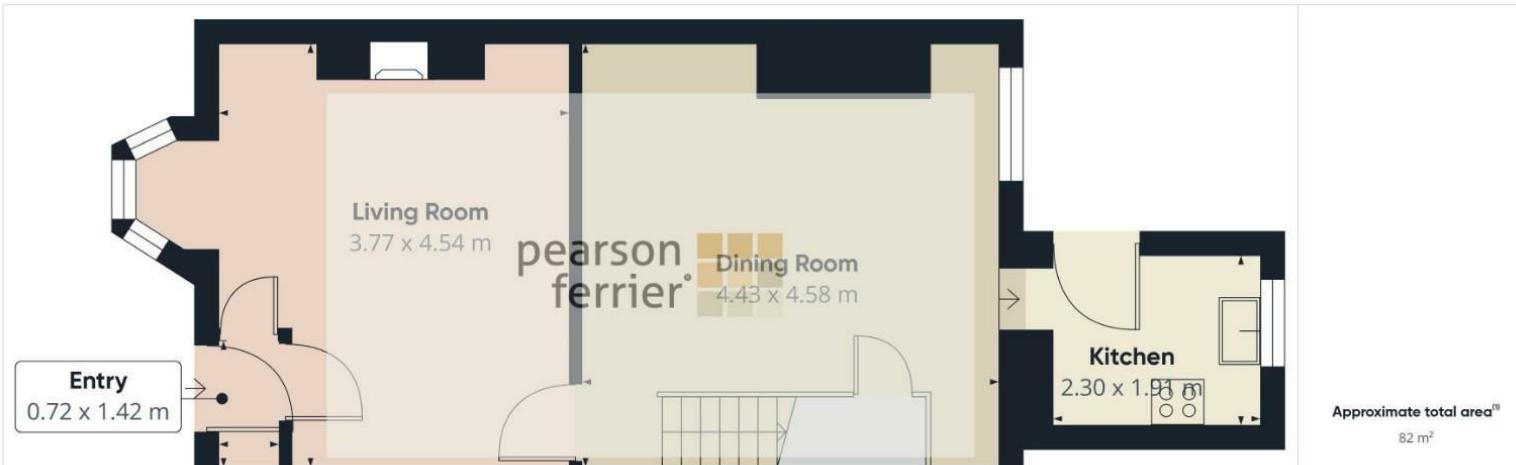
- BAY FRONTED TERRACE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY BATHROOM WITH UNDER FLOOR HEATING
- IDEAL FIRST TIME BUY
- CONVENIENT LOCATION

Immaculately presented and surprisingly spacious two double bedrooms & two reception room stone bay fronted terrace. The property is located in a convenient position being approx one mile from Bury town centre with shops, schools and Clarence Park being on your doorstep and with the M66 motorway being only a short drive. The property is a true credit to the current owners and really must be viewed to appreciate the internal condition and the vendors attention to detail. In brief the property comprises of; Entrance vestibule, lounge, dining room and kitchen. To the first floor are two double bedrooms and contemporary family bathroom with under floor heating. The property is ideal for first time buyers or those looking to downsize.

Tenure - Leasehold - 999 years from 24 December 1886
EPC - D
Council Tax Band - B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85	
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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