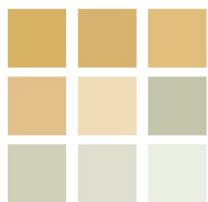




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Property at a glance

A deceptively spacious four detached detached property located on the fringe of one of the areas most prestigious housing estates known locally as the Rivers estate just off Walmersley Road. The location offers excellent access & transport links to Bury & Ramsbottom centres with amenities and local countryside being on your doorstep yet with Junction 1 M66 being only a short drive. The property really must be viewed to appreciate the size and versatility of the accommodation on offer and briefly comprises of: Porch, entrance hall lounge/diner (over 23ft), conservatory, kitchen, sitting room/fourth bedroom and shower room to the ground floor. To the first floor are three bedrooms (two being double all with fitted wardrobes and the main bedroom being ensuite) and contemporary family bathroom. The property benefits from gardens to both the front & rear, integrated garage and double driveway providing off road parking. The property is ideal for a growing family.

Tenure - Leasehold - 999 years from 20 June 1967







Floor 0



Floor 1

Approximate total area⁽¹⁾

162.7 m²

Reduced headroom

7 m²

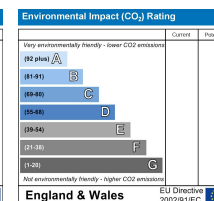
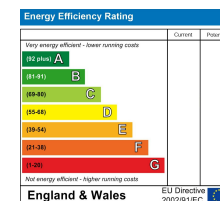
(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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