

pearson ferrier®

215 WALMERSLEY ROAD

Bury, BL9 5DF

£300,000

215 WALMERSLEY ROAD

Property at a glance

- SUBSTANTIAL EDWARDIAN SEMI DETACHED HOME
- ACCOMMODATION OVER THREE FLOORS
- SUIT VARIETY OF USES
- CURRENTLY 5 DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- PROMINENT POSITION OVERLOOKING PARK
- LESS THAN HALF A MILE TO TOWN CENTRE
- RESTORATION REQUIRED

A substantial semi detached property in need of general updating but offering excellent potential to create a fabulous 5 bedroom home or perhaps a commercial use as an HMO or care home facility. The property has accommodation over 3 floors and we believe there may be a basement level (although we cannot gain access). Based approximately half a mile from Bury centre opposite Clarence Park and with public transport literally on the doorstep this is a great opportunity to design and refurbish a property to exact specifications. The property was originally constructed in the Edwardian era and retains a good deal of the original coved ceilings and ornate detailing.
The accommodation briefly comprises: entrance vestibule, inner hall, lounge, sitting room, kitchen, rear lobby, ground floor bathroom, first floor landing, three bedrooms, bathroom and separate shower area, second floor landing and two further rooms.
To the outside there is a garden area to the front and side with parking for two cars to the rear.

Tenure - Leasehold for the residue of 999 yrs from 1919.
Council Tax Banding - D
EPC Rating - D











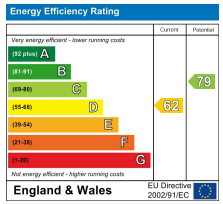


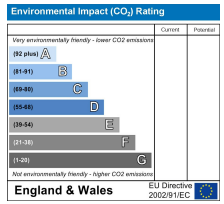





Birley Street
Back Monmouth Avenue
Monmouth Avenue
Back Argyle Street
Bath Wolverley Road West
LB
110.9m
Stone







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