



pearson
ferrier®



325 WALMERSLEY ROAD
Bury, BL9 5EZ
£190,000

325 WALMERSLEY ROAD

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

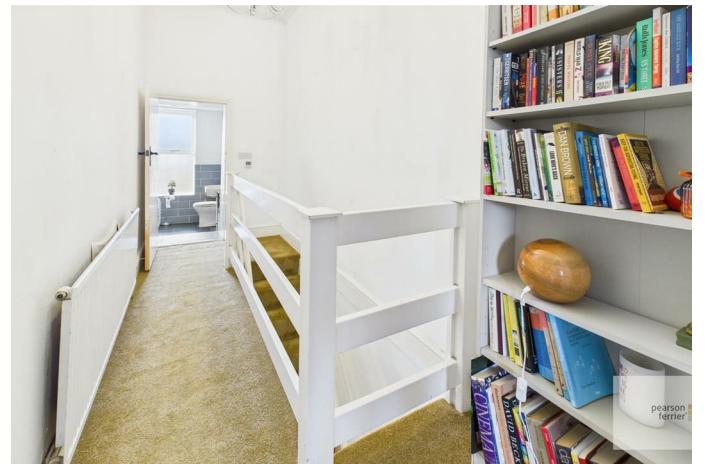
Immaculately presented and surprisingly spacious two double bedrooms & two reception room stone bay fronted terrace. The property is located in a convenient position being approx one mile from Bury town centre with shops, schools and Clarence Park being on your doorstep and with the M66 motorway being 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.

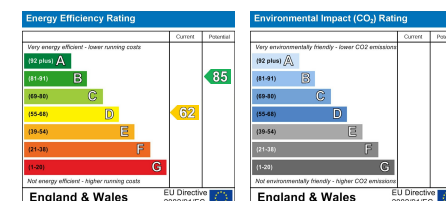
Tenure - Leasehold - 999 years from 24 December 1886

EPC - D

Council Tax Band - B







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

www.pearsonferrier.co.uk



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.