



154 WALMERSLEY OLD ROAD Bury, BL9 6SA £285,000

## 154 WALMERSLEY OLD ROAD

## Property at a glance

- Semi detached family home
- Constructed by Barrett Homes in 2021
- Good Motorway access
- Three bedrooms (main ensuite and fitted wardrobes)
- Good local schools
- Close to countryside walks
- Onsite driveway parking for two cars

An ideal family home in superb condition with access to good local schools. The property is located on the prestigious Waldmers Wood development on Walmersley Old Road and is located just off Walmersley Road, offering great access to the M66 motorway, local shops and transport links to Bury centre. There are a great selection of countryside walks connecting to Burrs Country Park, Nangreaves Village, Ramsbottom and beyond. In brief the property comprises of entrance hall, lounge, dining kitchen. Upstairs there are are 3 bedrooms, master with en suite and family bathroom. Externally the property benefits from driveway parking to the front (with EV charging point) and a good size maintained garden to the rear. If you are a family or buyer looking for a turn key property in a convenient yet rural location, this could be the one for you.

Tenure - Freehold Council Tax Band - C EPC Rating - B











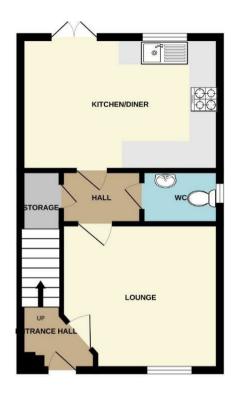




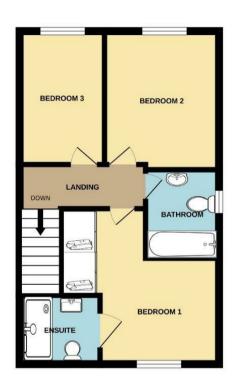




GROUND FLOOR 363 sq.ft. (33.7 sq.m.) approx. 365 sq.ft. (33.9 sq.m.) approx.



themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.

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

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