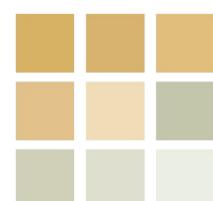




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**7 WALMERSLEY OLD ROAD
Bury, BL9 6SD
Offers Over £230,000**

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7 WALMERSLEY OLD ROAD

Property at a glance

- BAY FRONTED SEMI-DETACHED
- EXTENDED TO THE REAR
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL COUNTRYSIDE
- WESTERLY FACING REAR GARDEN

An extended bay fronted three bedroom, two reception room semi detached property located on Walmersley Old Road. The location offers excellent access and transport links to Bury town centre with local shops & schools being close by, junction 1 M66 being only a short drive and local countryside being only a short walk. The property is ideal for a growing family and briefly comprising of; Porch, entrance hall, lounge, open plan lounge/diner and kitchen. To the first floor are three bedrooms (two being double and family bathroom. The property benefits from garden to the front and westerly garden to the rear.

Tenure - Leasehold 999 years (less 10 days) from 24 December 1908

Ground Rent £3 per annum

Council Tax Band - C

EPC-E







Floor 0

Approximate total area⁽¹⁾
89.3 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			50
(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	

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

www.pearsonferrier.co.uk

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