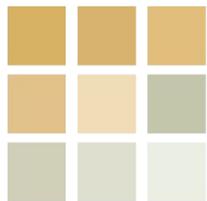




pearson
ferrier®



BROOKDENE 350 WALSHAW ROAD

Bury, BL8 1RP

Offers In The Region Of £655,000

350 WALSHAW ROAD

Property at a glance

- UNIQUE DETACHED TRUE BUNGALOW
- THREE DOUBLE BEDROOMS (main bedroom ensuite)
- TWO RECEPTION ROOMS
- TWO CONSERVATORIES
- EXTENSIVE GARDENS
- WALSHAW VILLAGE

A unique opportunity to purchase an individually built three double bedroom, two reception room detached true bungalow with extensive gardens to all sides and located in the village of Walshaw. The property really must be viewed to appreciate the size of the accommodation on offer and extensive private gardens with electric gated entrance. Located on Walshaw Road it gives excellent access to Bury town centre, open countryside and catchment area for Elton High & Elton Primary schools. In brief the property comprises of: Spacious entrance hall, lounge, sitting/dining room, two conservatories, kitchen/Diner, utility room, three double bedrooms (main bedroom en-suite) and four piece family bathroom. The property benefits from driveway for numerous vehicles and detached tandem garage with covered walkway to the main house.

Tenure - Leasehold - 999 years less 10 days from 24 December 1903

Ground Rent - £20 per annum

Council Tax Band - F

EPC - D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(B2 plus) A					
(B1-91) B					
(D4-6) C					
(D4-6) D					
(D9-54) E					
(E1-36) F					
(F1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales	EU Directive 2002/91/EC				

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