



17 OLD BREWERS COURT
Bury, BL9 5JD
Offers Over £300,000

17 OLD BREWERS COURT

Property at a glance

- MOST UNUSUAL STONE BUILT PROPERTY
- FORMS PART OF 'OLD BREWERS COURT' A FORMER VICTORIAN BREWERY
- VERY SPACIOUS FAMILY ACCOMMODATION
- THREE DOUBLE SIZED BEDROOMS (MAIN WITH FULL SIZE 4 PIECE ENSUITE)
- EXPANSIVE LIVING ROOM & OPENPLAN KITCHEN
- SIEMATIC KITCHEN
- PRIVATE COURTYARD TO REAR
- TWO PARKING SPACES + COMMUNAL GARDENS
- OVER 2000 SQUARE FEET OF LIVING SPACE!

A most unusual stone built family home forming part of Old Brewers Court in Walmersley Bury, with accommodation over two floors extending to over 2000 square feet of living space. Old Brewers Court is a prestigious site, originally constructed as a brewery in Victorian times and now offering luxuriously appointed, individually designed living within a development of 25 homes. The whole site is protected under the conservation programme adopted by the local authority and the architects and builders worked hard to retain many of the features of the original specification whilst cleverly blending requirements of todays discerning buyers, the restoration of the site was completed in 2013 and has now matured into a fashionable residential destination.

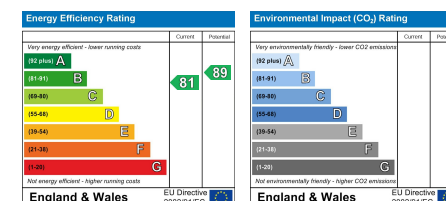
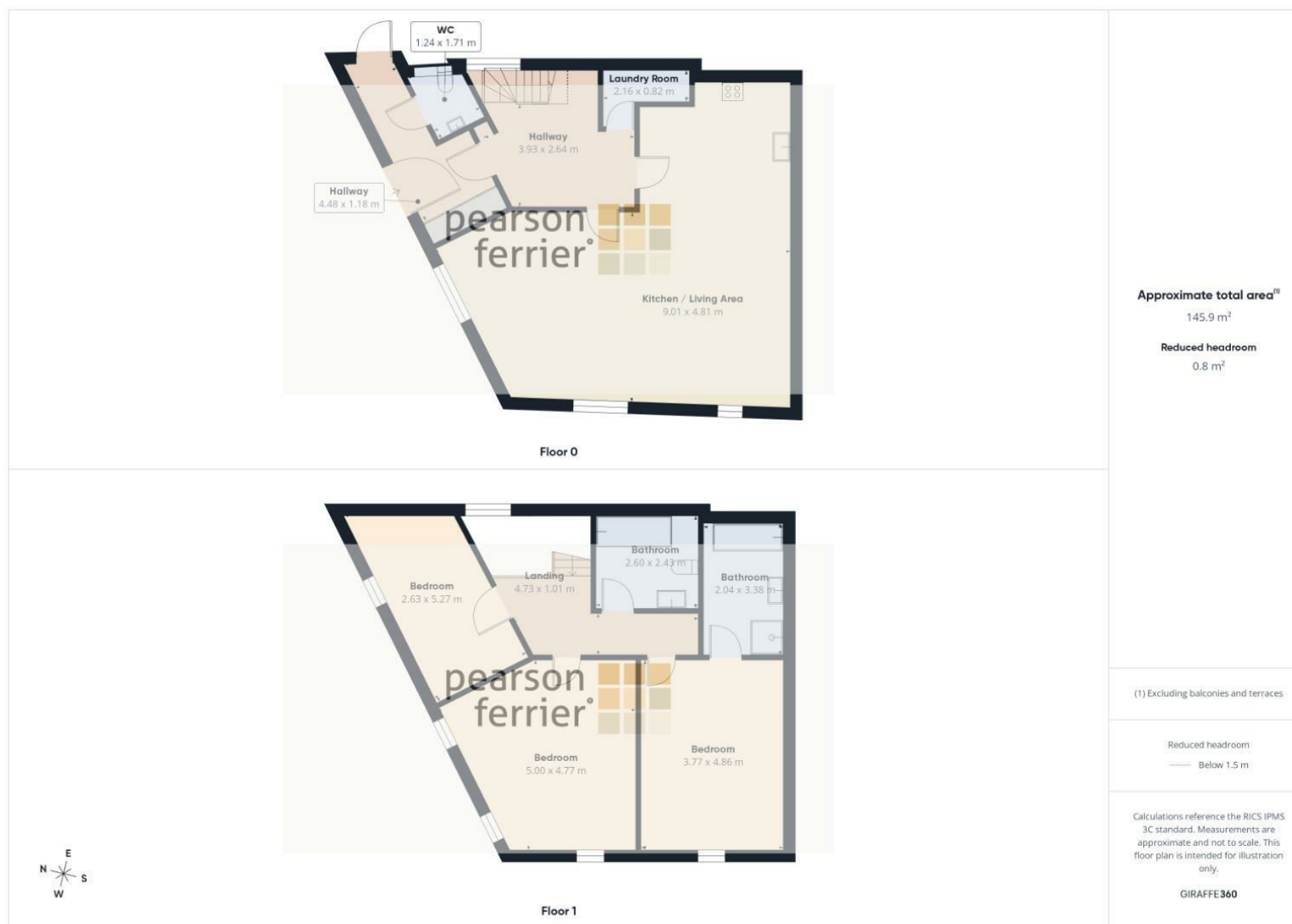
Old Brewers Court is approximately 1 mile from Bury town centre, a similar distance to the nearest motorway junction, round the corner from Springside junior school and a short walk to open countryside at Burrs Country Park, number 17 will appeal to a growing family who will benefit from such a convenient location.

With gas central heating, upvc double glazing and a good energy rating, the expansive accommodation briefly comprises: entrance hall, guest cloakroom/w.c., open plan living room and kitchen, first floor landing, three double bedrooms (the main with fabulously proportioned ensuite) and main family bathroom. to the outside there is a private courtyard to the rear, two parking spaces and access of course to the communal gardens.

Tenure - Leasehold, 250 years from 2015
Ground rent - £298 per annum
Management Charge c£300 per annum
Council Tax Banding- C
EPC Rating - B







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