pearson ferrier®

3 LONGCROFT COTTAGES WALMERSLEY OLD

Bury, BL9 6SX

£295,000

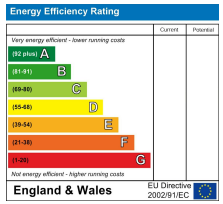
3 LONGCROFT COTTAGES WALMERSLEY OLD ROAD

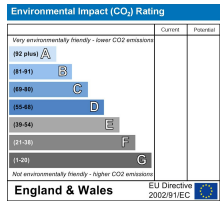
Property at a glance

- CHARMING STONE BUILT COTTAGE
- OUTSTANDING RURAL VIEWS TO THE FRONT & REAR
- ONLY 1.5 MILES TO BURY CENTRE & MOTORWAY SYSTEM
- THREE BEDROOMS (all fitted)
- LOUNGE WITH LOG BURNER
- ORANGERY EXTENSION WITH LANTERN SKYLIGHT
- COMBINATION HEATING & UPVC DOUBLE GLAZED
- CHARACTER INTERIOR WITH EXPOSED BEAMS, LATCHED INTERNAL DOORS

A charming stone built cottage property in a fabulous semi rural location on Walmersley Old Road with open views to both the front and rear. The property has been extended to the rear to provide additional living space and now offers good sized family accommodation. Longcroft Cottages form part of a group of properties, three cottages, Longcroft Barn and Longcroft House all dating back to the early 18th century. Whilst there are views over agricultural fields, the property is only approximately 1.5 miles from Bury town centre and a similar distance from the nearest motorway junction, providing excellent access to all NW towns and cities.
The property is full of character and our vendors have carried out improvements to enhance that theme. The internal beams have been exposed, there are latched internal doors the fireplace is stripped to expose the brickwork and most notably the window sills are of solid ash wood.
With combination gas central heating & upvc double glazing and the accommodation briefly comprises: entrance porch, lounge with log burning stove, kitchen, orangery with lantern skylight and bi-folding doors, first floor landing, three bedrooms and a combined bathroom/w.c. To the outside there is a forecourt to the front and a patio to the rear.
NB. The water supply is from a private borehole located in the grounds of Longcroft House.

Tenure - Freehold
Council Tax Banding - B
EPC Rating - C
Water Costs c£180 per annum





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