



pearson
ferrier®



6 OLD BREWERS COURT 681 WALMERSLEY ROAD

Bury, BL9 5JD

£250,000

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Property at a glance

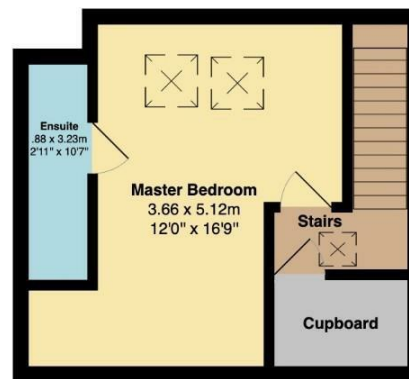
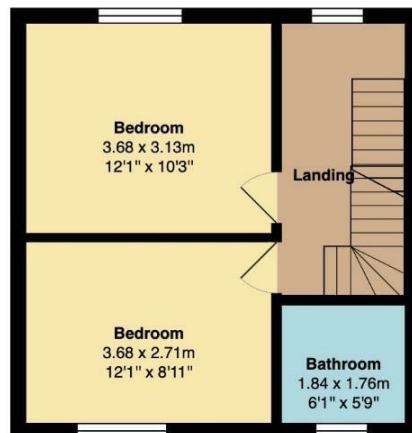
- modern mid townhouse on select development
- formerly Walmersley Brewery from 1830
- thoughtfully and sympathetically restored c 2014
- one of twenty five homes on the site
- three double bedrooms (main ensuite)
- siematic kitchen with Neff appliances
- courtyard garden/sitting area
- designated parking
- beautifully presented throughout

A beautifully presented modern townhouse forming part of Old Brewers Court located in Walmersley Bury. As the name suggests, Old Brewers Court was originally Walmersley Brewery, dating back to 1830. The site was comprehensively rebuilt and restored approximately 10 years ago and 25 homes were created in what is now a designated conservation area. Our vendors have been resident at the property for a number of years and their presentation and attention to detail is exemplary, internal viewing is essential! The accommodation is quite rare as there are 3 double sized bedrooms and living space over 3 floors. Needless to say there is combination gas fired central heating and upvc double glazing and the accommodation briefly comprises: Entrance hall, guest cloakroom/w.c., lounge with patio doors onto the rear courtyard garden, kitchen with Siematic fitted units and Neff appliances, utility room with pantry off, first floor landing, two double bedrooms, three piece bathroom, second floor landing with large storage cupboard and main bedroom with ensuite shower room. To the outside there is a courtyard garden/sitting area and a designated parking space.

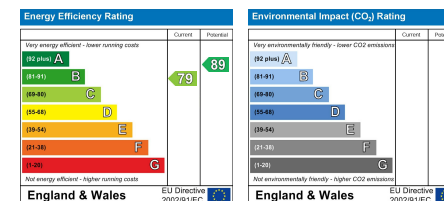
Tenure Leasehold 250 years from 2014
Management Charge £32 per month
Ground Rent £24.83 per month
Council Tax Banding C
EPC Rating C







Total Area: 104.6 m² ... 1126 ft²



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