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471 WALMERSLEY ROAD
Bury, BL9 5ER
Offers Over £200,000

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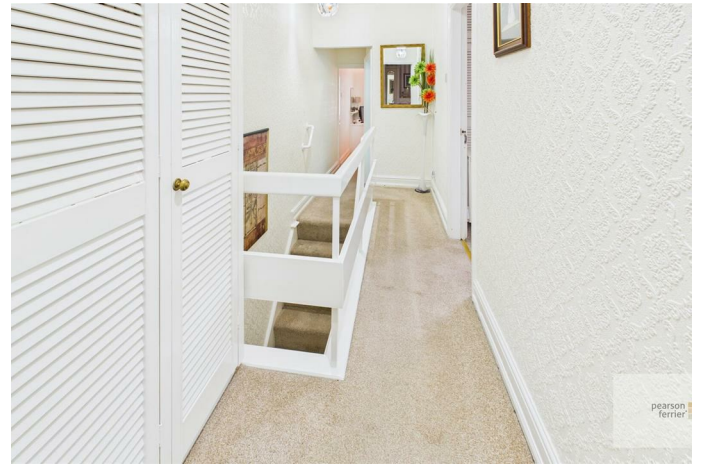
Property at a glance

- TRADITIONAL BAY FRONTED TERRACED
- THREE BEDROOMS (ALL WITH FITTED FURNITURE)
- OPENPLAN LOUNGE THROUGH DINING ROOM
- GOOD SIZED KITCHEN WITH CLOAKROOM/W.C. OFF
- UPVC DOUBLE GLAZING & NIGHT STORAGE HEATERS
- GARAGE TO REAR
- SOME COSMETIC WORK REQUIRED
- NO ONWARD CHAIN

A traditional bay front mid terraced property located on Walmersley Road approximately 1 mile from Bury town centre and a similar distance from the nearest motorway junction. The property has a pleasant outlook to the front which overlooks Limefield Gardens situated on the opposite side of the road. The accommodation is pleasantly presented throughout and has a certain glamorous feel, having been occupied by the same family for many decades, however some cosmetic works will be required to bring up to current day standards. With upvc double glazing and electric night storage heating, the property comprises: entrance vestibule, inner hall, open plan lounge plus sitting room/dining room. fitted kitchen, ground floor cloakroom/w.c., first floor landing, three bedrooms (the main with a range of elegant fitted wardrobes and three piece shower room. To the outside there is a garden forecourt and a rear yard with access to the attached garage/store.

Tenure - Leasehold 999 years from 24 December 1901
Council Tax Banding - B
EPC Rating F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
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		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
1-30			
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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