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148 WALSHAW ROAD  
Bury, BL8 1NA  
£230,000

# 148 WALSHAW ROAD

## Property at a glance

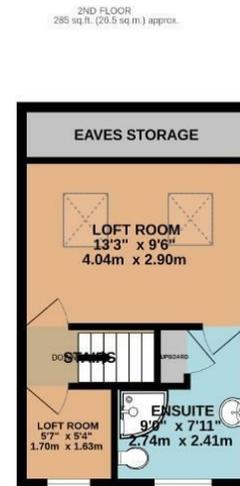
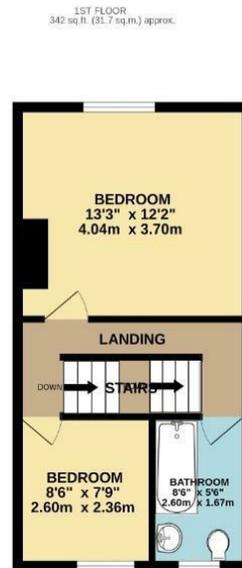
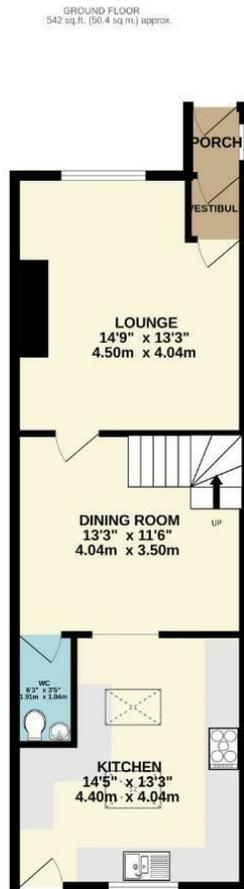
- MID TERRACE
- TWO RECEPTION ROOMS
- TWO BEDROOMS
- LOFT CONVERSION WITH EN-SUITE
- GARAGE TO REAR
- POPULAR ELTON AREA OF BURY

Immaculately presented three bedroom, two reception room terrace property located in the ever popular Elton area of Bury. The Property is a true credit to the current owners who have vastly improved the property with a kitchen extension and loft conversion with an en-suite and office and really must be viewed to appreciate the internal condition. The location offers excellent access to local shops and schools (Guardian Angels Primary Ofsted Outstanding & Elton High Ofsted Good), with Whitehead Park & playing fields being on your doorstep. In brief the property comprises of Porch, vestibule, lounge, separate dining/sitting room, extended kitchen, guest w.c and a garage. To the first floor are two bedrooms and family bathroom and to the second floor is the loft conversion with a further double bedroom with en-suite and office. The property is ideal for first time buyers and growing families.

Tenure - Leasehold 999yrs  
Ground Rent £1.70 per year  
Council Tax Band - A  
EPC-D







TOTAL FLOOR AREA : 1169 sq.ft. (108.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1) B			
(69-80) C				(D4-6) C			
(55-68) D				(D3-5) D			
(39-54) E				(E3-5) E			
(21-38) F				(F3-5) F			
(1-20) G				(G3-5) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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