



pearson
ferrier



a property for everyone

159 WALMERSLEY OLD ROAD

Bury, BL9 6RU

£135,000

159 WALMERSLEY OLD

Property at a glance

- SEMI DETACHED PROPERTY
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO OPEN COUNTRYSIDE
- NO ONWARD CHAIN
- POPULAR LOCATION
- COSMETIC WORK REQUIRED

Well presented two bedroomed semi detached property on the fringe of open countryside. The location offers excellent access to Bury & Ramsbottom centres with local shops & primary schools being close by and a short drive to junction 1 M66. The property has been in its current ownership for many years but is now in need of some cosmetic improvement providing the new owner with plenty of opportunity to create a home of their choice. The property is warmed by gas central heating, double glazed upvc throughout and briefly comprises: entrance hall, lounge through dining area, kitchen, first floor landing, two bedrooms and a bathroom with separate w.c. To the outside there are garden areas to the front and rear plus driveway for two cars.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(B2 plus) A			
(B1-B1) B			
(B0-B0) C			
(B0-B0) D			
(B0-B0) E			
(B1-B0) F			
(F1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	