pearson ferrier®

471 WALMERSLEY ROAD

Bury, BL9 5ER

Offers Over £200,000

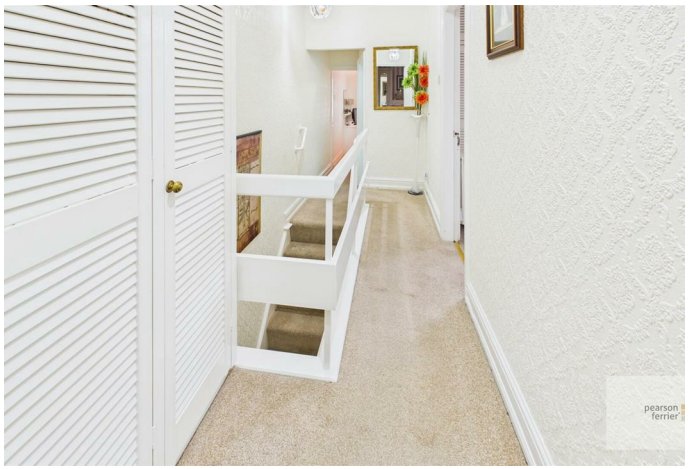
471 WALMERSLEY ROAD

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 glamourous 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



Approximate total area[1]

109.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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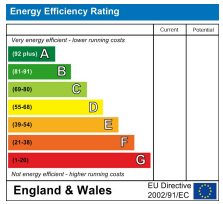

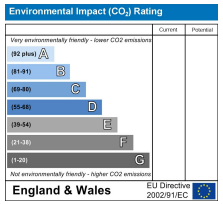

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