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9 OLD BREWERS COURT WALMERSLEY ROAD

Bury, BL9 5JD

Offers Over £235,000

# 9 OLD BREWERS COURT WALMERSLEY ROAD

## Property at a glance

- EXECUTIVE DUPLEX APARTMENT
- THREE DOUBLE BEDROOMS
- STUNNING INTERIOR
- MODERN OPEN PLAN LIVING
- GARAGE FOR SECURE PARKING
- NO ONWARD CHAIN

A most unusual three double bedroom home set in the heart of Walmersley, Bury approximately half a mile from the nearest motorway junction, one mile to Bury town centre and yet literally 'around the corner' from open countryside and The Burrs Country Park. The property forms part of Old Brewers Court a complex of 25 houses and apartments within a conservation area, completely reconstructed approximately ten years ago. The property has been professionally interior designed and offers a truly fabulous home with Stuart Frazer kitchen, travertine tiling to the bathrooms and beautiful fitted furniture in the main bedroom. Briefly the accommodation comprises: entrance hallway with storage cupboard, stairs leading up to the first floor leading onto the open plan lounge, kitchen & dining area, guest cloakroom wc with vanity hand wash basin. Stairs leading to the first floor to three double bedrooms, the master bedroom having bespoke fitted wardrobes and an en suite shower room, two further double bedrooms and fully tiled family bathroom with shower over bath. To the outside the property has a good sized single garage with power and water supply.

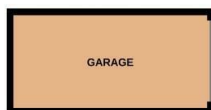
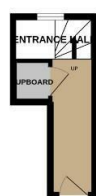
Council Band C.  
EPC Rating C



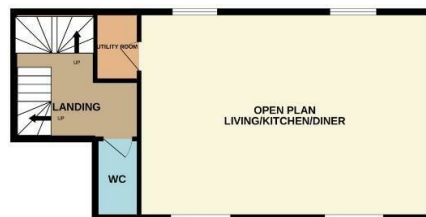




GROUND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.1 sq.m.) approx.

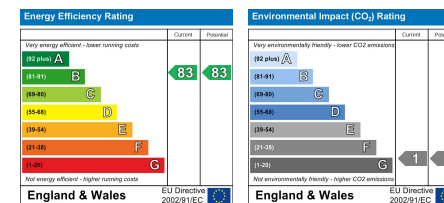


2ND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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 as to their operability or efficiency can be given.  
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