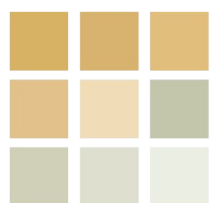




pearson
ferrier®



154 WALMERSLEY OLD ROAD
Bury, BL9 6SA
£285,000

154 WALMERSLEY OLD ROAD

Property at a glance

- Semi detached family home
- Constructed by Barrett Homes in 2021
- Good Motorway access
- Three bedrooms (main ensuite and fitted wardrobes)
- Good local schools
- Close to countryside walks
- Onsite driveway parking for two cars

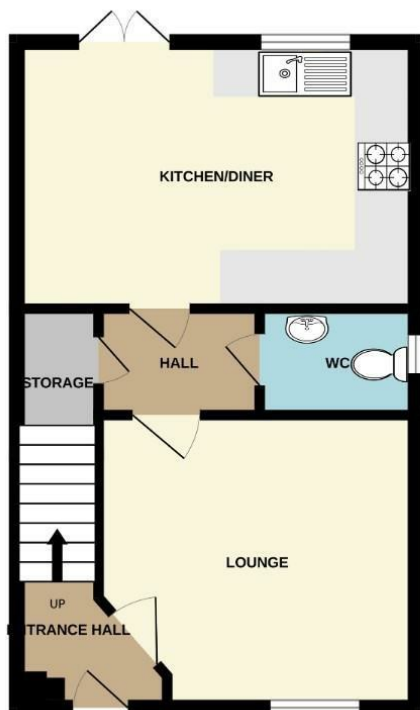
An ideal family home in superb condition with access to good local schools. The property is located on the prestigious Waldmers Wood development on Walmersley Old Road and is located just off Walmersley Road, offering great access to the M66 motorway, local shops and transport links to Bury centre. There are a great selection of countryside walks connecting to Burrs Country Park, Nangreaves Village, Ramsbottom and beyond. In brief the property comprises of entrance hall, lounge, dining kitchen. Upstairs there are 3 bedrooms, master with ensuite and family bathroom. Externally the property benefits from driveway parking to the front (with EV charging point) and a good size maintained garden to the rear. If you are a family or buyer looking for a turn key property in a convenient yet rural location, this could be the one for you.

Tenure - Freehold
Council Tax Band - C
EPC Rating - B

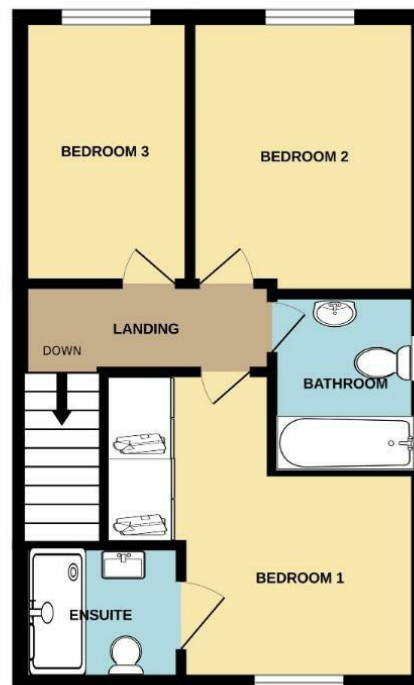




GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

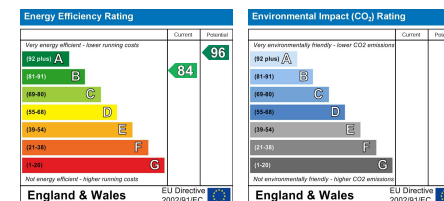


1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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 as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.