



BROOKDENE 350 WALSHAW ROAD Bury, BL8 1RP Offers In The Region Of £675,000

## 350 WALSHAW ROAD

## Property at a glance

- UNIQUE DETACHED TRUE BUNGALOW
- THREE DOUBLE BEDROOMS (main bedroom ensuite)
- TWO RECEPTION ROOMS
- TWO CONSERVATORIES
- EXTENSIVE GARDENS
- WALSHAW VILLAGE

A unique opportunity to purchase an individually built three double bedroom, two reception room detached true bungalow with extensive gardens to all sides and located in the village of Walshaw. The property really must be viewed to appreciate the size of the accommodation on offer and extensive private gardens with electric gated entrance. Located on Walshaw Road it gives excellent access to Bury town centre, open countryside and catchment area for Elton High & Elton Primary schools. In brief the property comprises of: Spacious entrance hall, lounge, sitting/dining room, two conservatories, kitchen/Diner, utility room, three double bedrooms (main bedroom en-suite) and four piece family bathroom. The property benefits from driveway for numerous vehicles and detached tandem garage with covered walkway to the main house.

Tenure - Leasehold - 999 years less 10 days from 24 December 1903 Ground Rent - £20 per annum Council Tax Band - F EPC - tbc





















Energy Efficiency Rating

Livy energy official - Awar raceasy cools

Expression A | Decrease | Decr

**Bury Office** 

435/7 Walmersley Road, Bury, Lancashire, BL9 5EU

Telephone: 0161 764 4440

Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

pearson ferrier\*

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.