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158 WALMERSLEY OLD ROAD  
Bury, BL9 6SA  
Offers In The Region Of £410,000

# 158 WALMERSLEY OLD ROAD

## Property at a glance

- IMPRESIVE DETACHED PROPERTY
- FOUR DOUBLE BEDROOMS (Three being fitted and main bedroom with ensuite)
- BUILT IN 2021
- FREEHOLD
- SHOW HOME CONDITION
- IDEAL FOR A GROWING FAMILY
- EV CHARGE POINT

Immaculately presented four double bedroom detached property located on the prestige Waldmers Wood development on Walmersley Old Road. The property was built in 2021 and is in stunning show home condition and the current owners have made a lots of improvements including fitted wardrobes to the three of the bedrooms, fully tiled ensuite, flooring and decoration throughout. The location offers excellent access to local shops schools & amenities, with local countryside being on your doorstep and junction 1 M66 being only a short drive. In brief the property comprises of; Entrance hall, lounge, dining/kitchen, utility room and guest w.c to the ground floor. To the first floor are four double rooms with the main bedroom being ensuite and family bathroom. the property benefits from a double driveway leading to the integral garage, EV charge point, gardens to the front & rear.

Tenure - Freehold

EPC-B

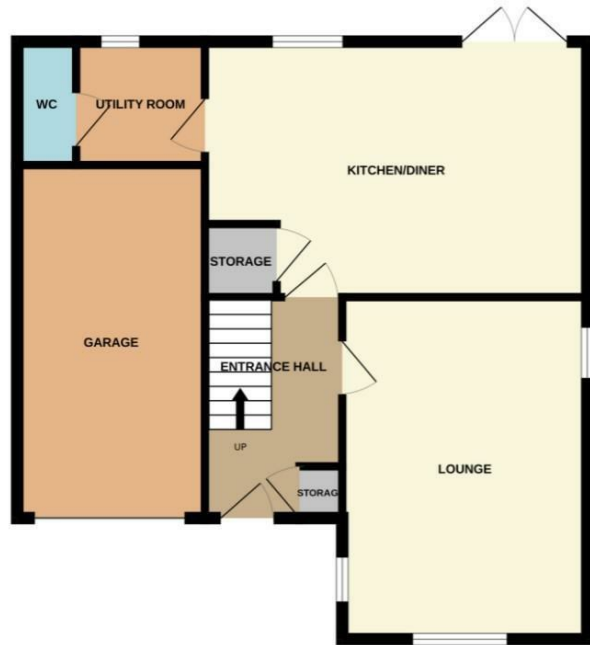
Council Tax Band - E



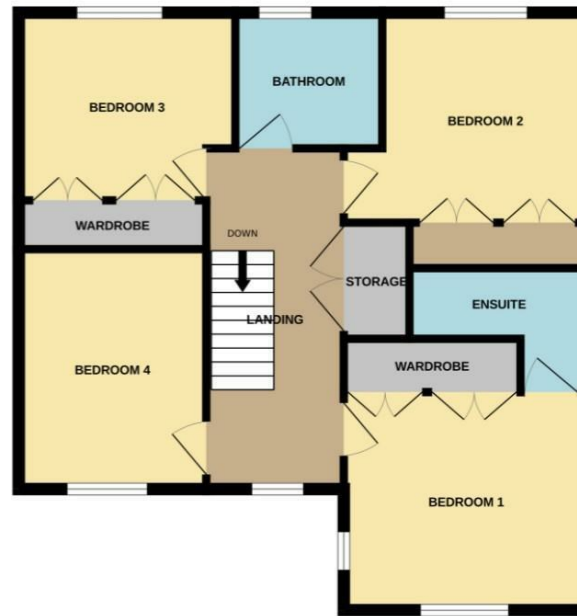




GROUND FLOOR  
670 sq.ft. (62.3 sq.m.) approx.

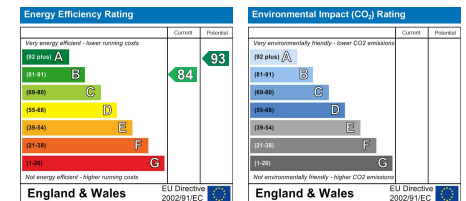


1ST FLOOR  
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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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