pearson ferrier®

16 OLD BREWERS COURT WALMERSLEY ROAD

Bury, BL9 5JD

£325,000

16 OLD BREWERS COURT WALMERSLEY ROAD

Property at a glance

- STONE BUILT SEMI DETACHED HOME IN CONSERVATION AREA
- PART OF FORMER VICTORIAN BREWERY DEVELOPED IN 2014
- ONE OF 25 HOMES IN TOTAL
- ACCOMMODATION OVER THREE FLOORS
- FOUR BEDROOMS (TWO WITH ENSUITE)
- SIEMATIC KITCHEN WITH NEFF APPLIANCES
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- GARDENS & PARKING FOR 2
- EV CHARGING POINT INCLUDED

A much larger than average stone built semi detached family home located in Walmersley within a select development known as Old Brewers Court, a Victorian brewery site that was developed around 15 years ago and now protected under the local authority Conservation scheme. The property is being offered for sale with vacant possession and is in near 'as new' condition throughout.
The accommodation is over three floors and comprises: entrance hall with guest cloakroom/w.c. off, lounge with patio doors onto the garden, good sized dining kitchen with SieMatic kitchen and Neff appliances, first floor landing, three bedrooms (one with ensuite shower room) and main bathroom, second floor, main bedroom with Juliet balcony and spacious full sized ensuite with storage room off. To the outside there is an enclosed garden to the rear with artificial lawn and to the front there are communal gardens. The property has two car parking spaces and an EV charging point.

Tenure - Leasehold for 250 years from 2015
Ground rent - £298 per annum
Management Charges - £300 per annum
Council Tax Band - F
EPC Rating - C

14
12
16
17 to 26
189
120
2

Approximate total area[1]

135 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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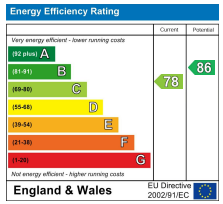

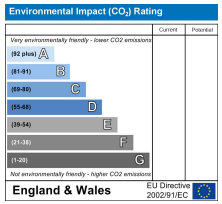

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