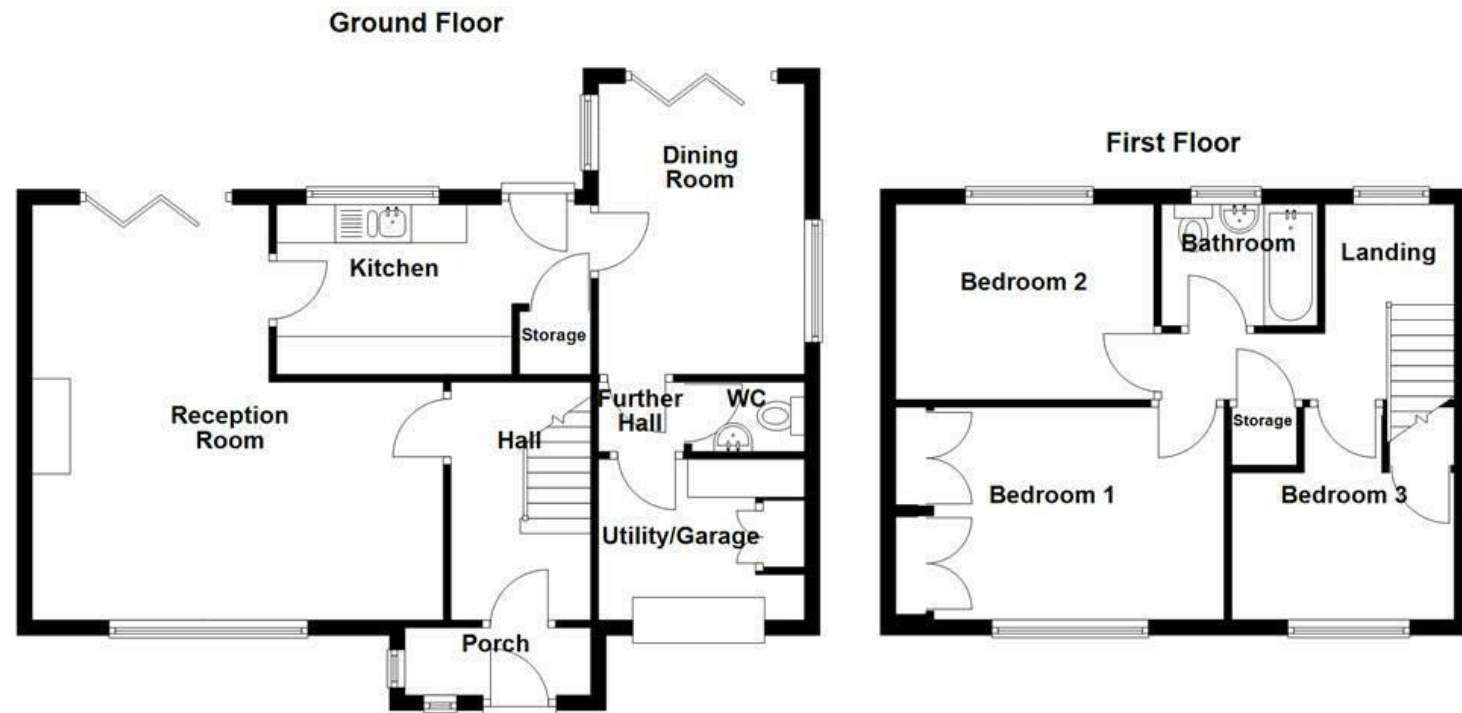




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Walmersley Old Road, Bury, BL9 6SD

£350,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME - SOLD WITH NO ONWARD CHAIN

Nestled on Walmersley Old Road in the charming town of Bury, this delightful semi-detached house presents an ideal opportunity for families seeking a spacious and well-appointed home. With two generously sized reception room/dining area both with bi fold doors leading to the garden this property boasts an abundance of natural light, creating a warm and inviting atmosphere throughout.

The well-equipped kitchen connects to an adjoining dining room, making it perfect for family meals and entertaining guests. Additionally, the convenience of a downstairs WC and utility room enhances the practicality of this home, catering to the needs of modern family life.

Upstairs, you will discover three well-proportioned double bedrooms, two of which feature fitted storage, ensuring ample space for personal belongings. Each room is designed to provide comfort and tranquillity, making it a perfect retreat at the end of a busy day.

The enclosed rear garden is a true highlight, complete with a lovely decking area and hot tub that invites outdoor relaxation and social gatherings. This space is ideal for children to play or for hosting summer barbecues with friends and family.

Walmersley Old Road, Bury, BL9 6SD

£350,000

3

1

2

C

- Tenure Leasehold

Off Road Parking

Ideal Family Home

Easy Access To Major Commuter Routes

Council Tax Band C

Three Generously Sized Bedrooms

Abundance Of Indoor Space

EPC Rating C

Viewing Essential

Close Proximity To Local Amenities

Ground Floor

Entrance

Composite door to porch.

Porch

8' x 2'11 (2.44m x 0.89m)

UPVC double glazed frosted window, tiled effect flooring and UPVC double glazed frosted door to hall.

Hall

9'11 x 5'11 (3.02m x 1.80m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

17'11 x 17'9 (5.46m x 5.41m)

UPVC double glazed window, two central heating radiators, inset feature gas fire, spotlights, wood effect flooring, door to kitchen and UPVC double glazed bi folding doors to rear.

Kitchen

13'7 x 7'4 (4.14m x 2.24m)

UPVC double glazed window, wall and base units, wood work tops and upstands, composite one and a half sink and drainer with mixer tap, integrated four ring electric hob with extractor fan, glass splash back, integrated oven and microwave, integrated dishwasher and fridge freezer, spotlights, tiled effect flooring, doors to under stairs storage, dining room and rear.

Dining Room

12'5 x 8'10 (3.78m x 2.69m)

Two UPVC double glazed windows, two electric radiators, UPVC double glazed bi folding doors to rear and door to further hall.

Further Hall

3'8 x 3' (1.12m x 0.91m)

Tiled effect flooring, doors to WC and utility/garage.

WC

5'11 x 3'8 (1.80m x 1.12m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, part tiled elevation, extractor fan, spotlights and tiled effect flooring.

Utility/Garage

11'5 x 9'4 (3.48m x 2.84m)

Plumbed for washing machine, space for dryer, space for fridge freezer, wood effect flooring and garage door.

First Floor

Landing

12'9 x 2'10 (3.89m x 0.86m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms, bathroom and storage.

Bedroom One

14'2 x 9'2 (4.32m x 2.79m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'1 x 8'6 (3.38m x 2.59m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'6 x 9'11 (2.90m x 3.02m)

UPVC double glazed window, central heating radiator, integrated storage and wood effect flooring.

Bathroom

6'9 x 5'3 (2.06m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and rinse head, overhead direct feed shower, tiled elevation, tiled effect flooring and spotlights.

External

Front

Laid to lawn garden, bedding areas, mature shrubs, paved double driveway and EV charging point.

Rear

Enclosed laid to lawn garden with bedding areas, mature shrubs, decking and hot tub.

