



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

## Walshaw Road, Bury, BL8 1LY

### Offers Over £170,000

AN IDYLIC MID TERRACED PROPERTY

Nestled on the picturesque Walshaw Road in Bury, this charming two-bedroom terraced house offers an excellent opportunity for first-time buyers or those in search of a cosy retreat. The property greets you with a warm and inviting atmosphere that flows seamlessly throughout its thoughtfully designed layout.

Upon entering, you will be welcomed into a spacious living area that leads to a generous dine-in kitchen, ideal for entertaining guests or enjoying family meals. The ground floor is cleverly arranged to maximise both space and comfort, ensuring that every corner is utilised effectively for your convenience.

As you ascend to the first floor, you will find two well-appointed bedrooms, each crafted to provide a peaceful sanctuary at the end of a busy day. The neutral décor and ample natural light create a serene environment, perfect for relaxation and unwinding.

# Walshaw Road, Bury, BL8 1LY

Offers Over £170,000

 2  1  1  D

- Tenure Leasehold
- Council Tax Band A
- EPC Rating D
- Off Road Parking
- Two generously Sized Bedrooms
- Ideal First Time Buy
- Enviably Courtyard Garden
- Viewing Essential
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

## Ground Floor

### Entrance Vestibule

3'10" x 2'10" (1.17m x 0.86m)

### Reception Room

15'1" x 14' (4.60m x 4.27m)

### Inner Hall

2'10" x 4'3" (0.86m x 1.30m)

### Kitchen/Dining Area

14' x 8'8" (4.27m x 2.64m)

### Storage

4'9" x 3'3" (1.45m x 0.99m)

## First Floor

### Landing

14' x 6'8" (4.27m x 2.03m)

### Bedroom One

14' x 11'5" (4.27m x 3.48m)

### Bedroom Two

9'1" x 8'8" (2.77m x 2.64m)

### Bathroom

12'3" x 4'5" (3.73m x 1.35m)



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