




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		72	
(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.

Walshaw Road, Bury, BL8 1PA

Offers Over £190,000

FULLY RENOVATED TWO BEDROOM MID TERRACE NOT TO BE MISSED

Situated on Walshaw Road in the charming town of Bury, this delightful house offers a perfect blend of modern comfort and inviting warmth. Recently adorned with fresh white modern tones, the interior has been thoughtfully decorated to create a bright and airy atmosphere throughout.

As you enter, you are welcomed into a cosy reception room that serves as an ideal space for relaxation or entertaining guests. This inviting area seamlessly flows into a newly fitted kitchen, which is both stylish and functional, making it a joy for any home cook. Beyond the kitchen, you will find a sun room that bathes in natural light, providing a lovely spot to enjoy your morning coffee or unwind after a long day.

The first floor boasts two generously sized double bedrooms, each offering ample space and comfort. These rooms are perfect for restful nights and peaceful mornings. Completing the upper level is a well-appointed three-piece suite bathroom, fully tiled and designed for both practicality and elegance.

This property is not only a beautiful home but also a wonderful opportunity for those seeking a comfortable living space in a desirable location. With its fresh decor, modern amenities, and inviting layout, this house is ready to welcome its new owners. Don't miss the chance to make this charming residence your own.

Walshaw Road, Bury, BL8 1PA

Offers Over £190,000



- Stunning Terraced Home
- Sun Room to Rear
- Easy Access to Commuter Links
- EPC C
- Recently Renovated Throughout
- Two Double Bedrooms
- Tenure Leasehold
- Living Room & Kitchen/Dining Room
- Low Maintenance Rear Garden
- Council Tax Band A

Ground Floor

Reception Room

13'8 x 13'9 (4.17m x 4.19m)

UPVC double glazed window, central heating radiator, gas & electric meter, door to kitchen.

Kitchen

13'8 x 10'3 (4.17m x 3.12m)

UPVC double glazed window, central heating radiator, wooden flooring, spotlights, wooden flooring, wooden panelled base and wall unit, plumbing four washer. Stainless steel sink & drain with mixer tap, space for fridge.

Sun Room

7'2 x 5'8 (2.18m x 1.73m)

Three UPVC double glazed windows, PVC composite frosted door, central heating radiator, wooden flooring.

First Floor

Bathroom

4'10 x 4'10 (1.47m x 1.47m)

UPVC double glazed frosted window, extractor fan, partially tiled floor & wall, vanity sink, dual flush toilet, walk-in direct feed shower.

Bedroom One

13'0 x 13'8 (3.96m x 4.17m)

UPVC double glazed window, central heating radiator.

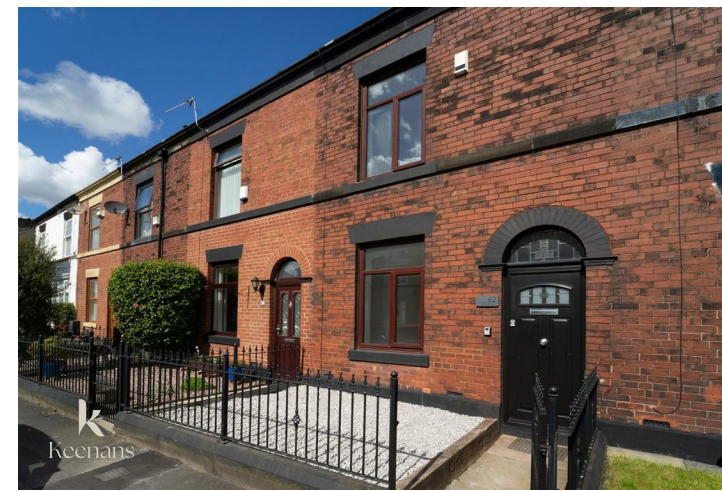
Bedroom Two

10'5 x 8'6 (3.18m x 2.59m)

UPVC double glazed window, central heating radiator.

Rear Garden

Artificial grass, patio area.



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