




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Walshaw Road, Bury, BL8 1PX

### Offers Over £240,000

SPACIOUS FAMILY HOME IN THE HEART OF TOWN - SOLD WITH NO ONWARDS CHAIN

Welcome to this charming property located on Walshaw Road in Bury! This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and rest comfortably.

The property features a modern bathroom, ensuring convenience and style. The spacious and bright reception rooms are a highlight of this home, providing a warm and inviting atmosphere for you to enjoy. The modern decor and appliances add a touch of elegance to the interior, making it a truly desirable living space.

Conveniently situated close to local amenities, you'll have everything you need right at your doorstep. The private drive offers parking convenience, while the spacious rear garden provides a lovely outdoor retreat for you to relax and enjoy some fresh air.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property is sure to capture your heart. Contact our Bury branch today to arrange a viewing and take the first step towards living your dream on Walshaw Road!

This property has been virtually staged to help you envision your dream home!



# Walshaw Road, Bury, BL8 1PX

## Offers Over £240,000

 3  1  2  D

- Semi Detached Property With No Chain
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating: D
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: B

### Ground Floor

#### Hall

10'9" x 5'6" (3.28m x 1.70m)  
UPVC double glazed entrance door, dado rail, central heating radiator, smoke alarm, laminate flooring, stairs to first floor and doors to reception room one and kitchen.

#### Reception Room One

12'11" x 12'7" (3.94m x 3.84m)  
UPVC double glazed box window, central heating radiator, dado rail, laminate flooring and double doors to reception room two.

#### Reception Room Two

14'11" x 11'10" (4.57m x 3.61m)  
UPVC double glazed window, central heating radiator, dado rail, multi fuel fire, wood mantle, tiled surround, TV point and laminate flooring.

#### Kitchen

14'9" x 5'8" (4.50m x 1.75m)  
UPVC double glazed frosted window, wall and base units, laminate work tops, oven in a high rise unit, four ring electric hob, tiled splash backs, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, vinyl flooring and UPVC door to rear.

### First Floor

#### Landing

9'10" x 5'8" (3.00m x 1.75m)  
UPVC double glazed frosted window, loft access, smoke alarm, dado rail, doors to three bedrooms and bathroom.

#### Bedroom One

14'11" x 11'10" (4.55m x 3.61m)  
UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Two

12'4" x 10'0" (3.76m x 3.07m)  
UPVC double glazed window, central heating radiator and hard wood floor.

#### Bedroom Three

8'11" x 7'10" (2.74m x 2.39m)  
UPVC double glazed window, central heating radiator and laminate flooring.

#### Bathroom

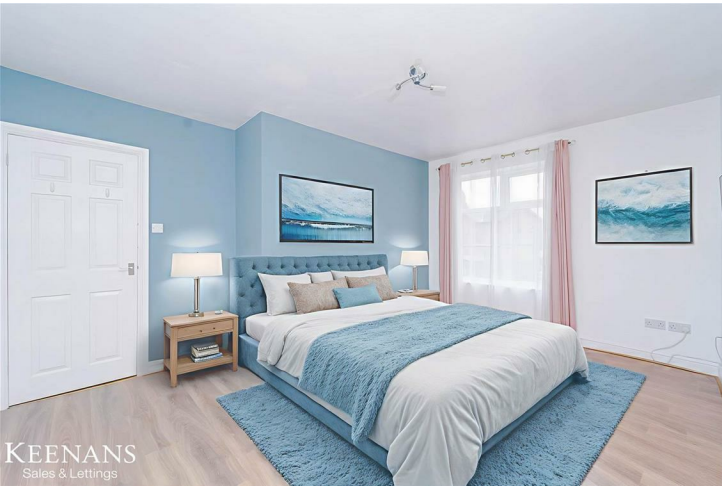
6'0" x 4'11" (1.83m x 1.52m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, part tiled elevation and tile effect flooring

### External

#### Front

Raised bedding areas and driveway for off road parking.

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