



Walmersley Old Road, Bury, BL9 6RH

Offers Over £425,000

DETACHED BUNGALOW WITH EXCEPTIONAL POTENTIAL

Being brought to the market with no onward chain, this impressive detached bungalow presents an exciting opportunity to create a truly bespoke home in the highly regarded Walmersley area of Bury. Offering four bedrooms arranged across two floors, with two bedrooms on the ground floor and two further bedrooms upstairs, the property provides versatile accommodation with considerable scope for a range of buyers.

The home benefits from a modern kitchen and bathroom, while the remainder provides a complete blank canvas, allowing the new owner to introduce their own style, specification and vision throughout. Complemented by stunning existing features and excellent potential to extend, subject to the necessary planning permissions, there is significant opportunity to further enhance both the accommodation and value of this exceptional property.

Externally, the property occupies an impressive plot, offering generous off-road parking together with a substantial triple garage, providing excellent space for vehicles, storage, hobbies or additional practical use. The combination of its detached position, generous grounds, versatile layout and potential for future development makes this a particularly exciting proposition.

Walmersley is a popular and well-established area of Bury, valued for its attractive surroundings and convenient position. The area offers a desirable balance between suburban living and easy access to the surrounding countryside, while Bury town centre provides a wide range of shops, restaurants, leisure facilities and everyday amenities. Excellent transport links also make the area well placed for commuting towards Manchester and surrounding towns, adding to its appeal for families and professionals alike.

With its generous plot, four-bedroom accommodation, triple garage, modern kitchen and bathroom, substantial scope for improvement and no chain delay, this is a rare opportunity not to be missed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	73
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.

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 4  1  2  D

- Tenure Freehold
 - Off Road Parking To The Rear With Triple Garage
 - Ideal Family Home With Viewing Essential
- Council Tax Band E
 - Four Generously Sized Bedrooms
 - Newly Fitted Wet Room And Two WC's For Convenience
- EPC Rating D
 - Newly Fitted Kitchen/Dining
 - Enviaible Wrap Around Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

4'5 x 3'9 (1.35m x 1.14m)

Encaustic tiled flooring, hardwood single glazed frosted, stain glass, leaded door to the hall.

Hall

15'1 x 10'7 (4.60m x 3.23m)

Central heating radiator, ceiling rose, hardwood flooring, hardwood doors to two bedrooms, lounge, dining room, shower room, WC and staircase to the first floor.

Lounge

16'11 x 14'1 (5.16m x 4.29m)

Hardwood single glazed window, hardwood single glazed bay window, coving, gas living flame fire with marble hearth and tiled surround, ceiling rose, hardwood flooring.

Dining Room

10'9 x 7 (3.28m x 2.13m)

Hardwood single glazed window, central heating radiator, spotlights, pendant lighting, under staircase storage cupboard, wood effect laminate flooring, open to the kitchen.

Kitchen

12'10 x 11'3 (3.91m x 3.43m)

Two UPVC double glazed windows, plinth heater, a range of panelled wall and base units, marble surface, tiled splash backs, stainless steel Belfast style sink with a high spout mixer tap, two door Smeg range cooker with a six ring gas hob and extractor hood, integrated dishwasher, spotlights, extractor fan, wood effect laminate flooring, door to the pantry, composite double glazed frosted door to the rear.

Pantry

10 x 9'2 (3.05m x 2.79m)

Hardwood single glazed window, Belfast sink, plumbing for a washing machine, space for an American style fridge freezer, Worcester Bosch boiler, tiled effect Lino flooring.

Bedroom One

13'11 x 13'2 (4.24m x 4.01m)

Hardwood double glazed window, central heating radiator, cornice coving, ceiling rose, fitted wardrobes, hardwood flooring.

Bedroom Two

13'3 x 11'11 (4.04m x 3.63m)

Hardwood single glazed window, central heating radiator, cornice coving, cast iron multi fuel burner with stone hearth, two feature wall lights.

WC

7'3 x 3'9 (2.21m x 1.14m)

Hardwood single glazed frosted window, heated towel rail, a two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer two, wood panelled elevations, extractor fan, tiled effect Lino flooring.

Shower Room

7'3 x 5'11 (2.21m x 1.80m)

Hardwood single glazed frosted window, heated towel rail, a two piece suite comprising of a wall mounted wash basin with mixer two, direct feed rainfall walk in shower with rinse head, tiled elevations, PVC panelling to the ceiling, spotlights, tiled flooring.

First Floor

Landing

9'5 x 6'4 (2.87m x 1.93m)

Hardwood single glazed frosted leaded window, hardwood doors to two bedrooms, WC and store room.

Bedroom Three

16'5 x 15'7 (5.00m x 4.75m)

UPVC double glazed window, Velux window, central heating radiator, eaves storage, exposed beams, store room.

Store Room

4'8 x 4 (1.42m x 1.22m)

Bedroom Four

15'6 x 10'5 (4.72m x 3.18m)

UPVC double glazed window, central heating radiator.

Store Room

12'9 x 4'6 (3.89m x 1.37m)

WC

5 x 4 (1.52m x 1.22m)

Dual flush WC, wall mounted wash basin with mixer tap, wood panelled elevations.

External

Rear

Enclosed garden with laid to lawn, paving, stone chippings, mature shrubs, bedding, access to the triple garage and driveway for multiple vehicles.

Triple Garage

21'3 x 20'2 (6.48m x 6.15m)

Two hardwood single glazed windows, power, lighting, up and over garage door.

Front

Enclosed wrap around laid to lawn garden with mature shrubs, paving, additional land to the sides.



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