Keenans

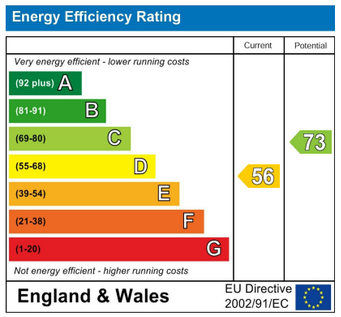












Walmersley Old Road, Bury, BL9 6RH

Offers Over £425,000

DETACHED HOME WITH EXCEPTIONAL POTENTIAL - NO CHAIN

Being brought to the market with no onward chain, this impressive detached property 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.

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
- Easy Access To Major Commuter Routes
- 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
- Enviable 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.

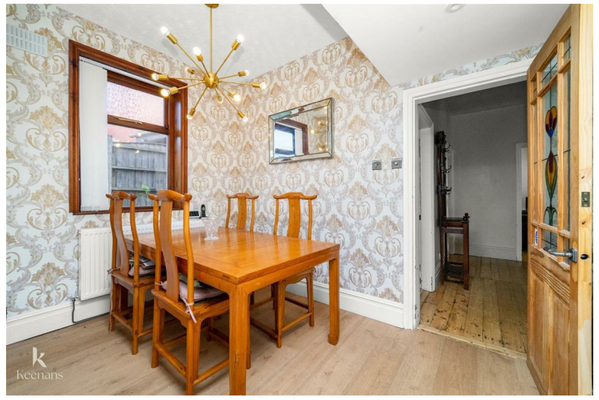
External

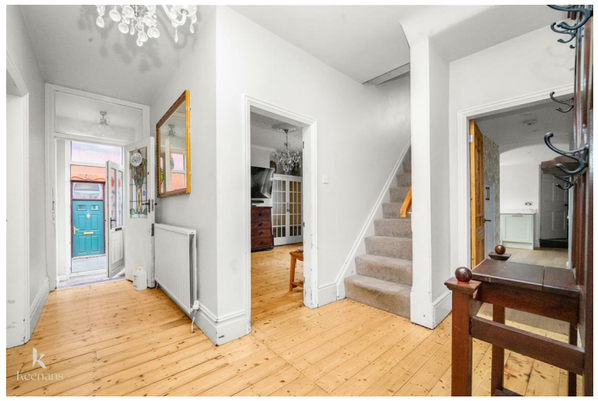
Rear
Enclosed garden with laid to lawn, paving, stone chippings, mature shrubs, bedding, access to the triple garage and driveway for multiple vehicles.

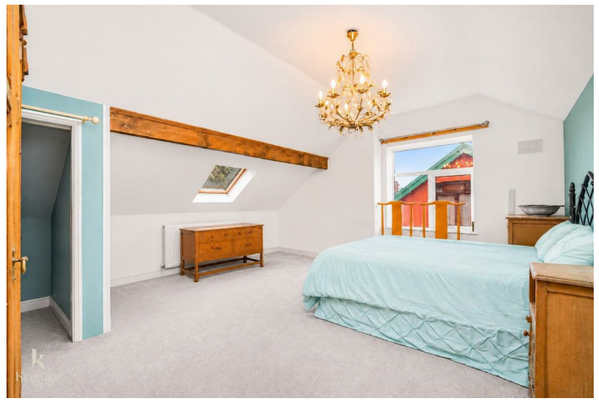
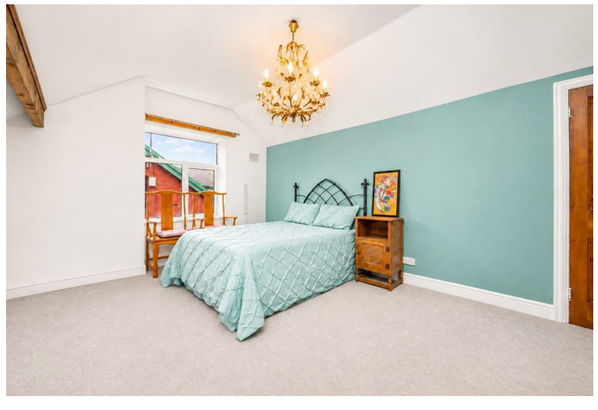
Triple Garage
21'3 x 20'2 (6.48m x 6.15m)

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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