



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Walmersley Road, Bury, BL9 5JW

### Offers Over £425,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled on Walmersley Road in Bury, this outstanding detached house offers an exceptional living experience, set back on an impressive plot that boasts an abundance of both indoor and outdoor space. The property has been meticulously presented and updated to the highest standard, featuring neutral decoration that provides a perfect backdrop for your personal touch.

As you step inside, you will find a complete blank canvas, ideal for a family seeking a luxurious and spacious home. The property comprises four generously sized bedrooms, ensuring ample space for family members or guests. Additionally, there are four inviting living areas, perfect for relaxation and entertaining, along with a well-appointed four-piece family bathroom and a convenient downstairs WC.

The enviable wrap-around gardens enhance the appeal of this home, offering a delightful outdoor space for children to play, family gatherings, or simply enjoying the tranquillity of your

# Walmersley Road, Bury, BL9 5JW

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 4  1  2  D

- Exceptional Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Complete Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band E

## Ground Floor

### Entrance Vestibule

4'9 x 2'5 (1.45m x 0.74m)

UPVC double glazed frosted front door, wood effect lino flooring and door to hall.

### Hall

11'2 x 7'10 (3.40m x 2.39m)

Central heating radiator, under stairs storage, doors leading to reception room, kitchen, WC and stairs to first floor.

### WC

5'4 x 2'9 (1.63m x 0.84m)

UPVC double glazed frosted window, dual flush WC with integrated wash basin and mixer tap, extractor fan and wood effect lino flooring.

### Reception Room

19'1 x 11'10 (5.82m x 3.61m)

UPVC double glazed inset bow window, central heating radiator, coving, television point, open to dining area and door to snug.

### Dining Area

11'10 x 8'9 (3.61m x 2.67m)

Central heating radiator, coving, serving hatch and UPVC double glazed French doors to conservatory.

### Conservatory

20'4 x 14'1 (6.20m x 4.29m)

UPVC double glazed windows, spotlights, smoke detector, television point, UPVC double glazed French doors to rear and UPVC double glazed door to kitchen.

### Kitchen

13'8 x 7'10 (4.17m x 2.39m)

UPVC double glazed window, central heated towel rail, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset stainless steel one and a half bowl sink with mixer tap, four door range cooker with five ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, PVC to ceiling and tiled flooring.

### Snug

11'3 x 8'10 (3.43m x 2.69m)

UPVC double glazed inset bow window and central heating radiator.

## First Floor

### Landing

13'7 x 8'9 (4.14m x 2.67m)

UPVC double glazed frosted window, loft access, doors leading to four bedrooms and family bathroom.

### Bedroom One

11'11 x 11'2 (3.63m x 3.40m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

11'2 x 8'11 (3.40m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'2 x 6'9 (3.40m x 2.06m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'9 x 8'2 (2.67m x 2.49m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap, double electric feed shower enclosed, tiled elevations, spotlights, PVC to ceiling, spotlights and tiled flooring.

### External

#### Rear

Enclosed yard with block paving, bedding, mature shrubbery, gated driveway and access to garage.

#### Garage

19'10 x 8'11 (6.05m x 2.72m)

Power and lighting.

#### Front

Enclosed garden with paving and bedding.



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