



Walmersley Road

Bury

Miller Metcalfe
Every step of the way

Walmersley Road

Bury



3



2

EPC Rating - B

We are so excited to welcome to the market this well appointed and beautifully presented three bedroom town house which has got so much going for it!

The property, which has accommodation conveniently arranged over three floor is tastefully decorated throughout and is ready to move in and enjoy from day one. The property would appeal to a young couple looking to take advantage of plenty of space. Similarly, it could be smart purchase for someone looking to downsize without compromising on space.

Take advantage of a bright and airy lounge area, a modern fitted kitchen with access to a utility plus three double bedrooms with the master benefitting from en suite! The property also has a small courtyard garden and an allocated parking spot.

Old Brewers Court is a popular development of modern properties located just off Walmersley Road. There's fantastic network links via the local motorway junction to Manchester and beyond. Ramsbottom village is also within easy reach where you'll find an abundance of amenities such

as shops, cafes, bars and pubs. There's also a good selection of both primary and secondary schooling available locally.

Accommodation briefly comprising of; entrance hallway with doors leading to a cloakroom and lounge area. The lounge has double doors leading to a private garden and flows into a modern kitchen area with a combination of base and eye level fitted units. The kitchen has a door leading to a separate utility room and storage cupboard. Take the stairs to the first floor and you'll find two double bedrooms and a family bathroom suite. Another staircase leads to the second floor where you'll find the master bedroom with access to its own en-suite bathroom.

TENURE
Leasehold
999 years from 2014

LOCAL AUTHORITY & COUNCIL TAX
Bury Council
Band: C
Annual Price: £1,842

MOBILE COVERAGE
Mobile Coverage
EE
Vodafone
Three
O2

BROADBAND
Basic 8 Mbps
Superfast 80 Mbps
Ultrafast 1000 Mbps

FLOOD RISK
Very Low

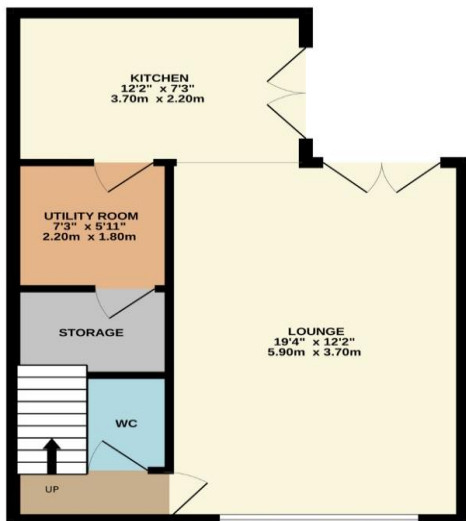
SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin



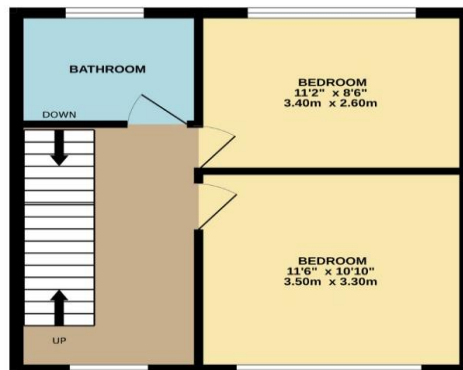




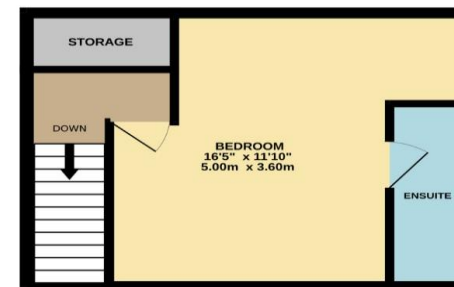
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



2ND FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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