



Falshaw Drive
Walmersley

Miller Metcalfe
Every step of the way

Falshaw Drive

Walmersley

Detached



3



2

EPC Rating - To be confirmed

- *Large detached bungalow situated on large plot with panoramic views to the side and rear*
- *Very large versatile accommodation on offer*
- *3 Double Bedrooms with Ensuite and Family Bathroom*
- *3 Reception Rooms, Modern Kitchen and Utility*

This large detached bungalow is positioned on a very spacious plot with incredible panoramic views to the side and rear. The accommodation offers very versatile living and in brief comprises : Entrance Porch, spacious and welcoming hallway, lounge with stunning views, dining room, conservatory, dining kitchen, utility room, 2 ground floor double bedrooms with modern ensuite, family bathroom, large double bedroom with study area on first floor. Attached garage. Printed concrete double driveway, lawned garden areas to sides enjoying incredible open views.

TENURE

Leasehold

Lease Start DateBETA

22 Jan 1968

Lease End DateBETA

23 Jan 2967

Lease TermBETA

999 years from 23 January 1968

Lease Term RemainingBETA

943 years

26 Mbps

Superfast

77 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

COUNCIL TAX AND LOCAL AUTHORITY

Band:

F

Annual Price:

£2,994

Bury MBC

BT

Sky

Virgin

FLOOD RISK

Very Low

MOBILE COVERAGE

Mobile Coverage

EE

Vodafone

Three

O2

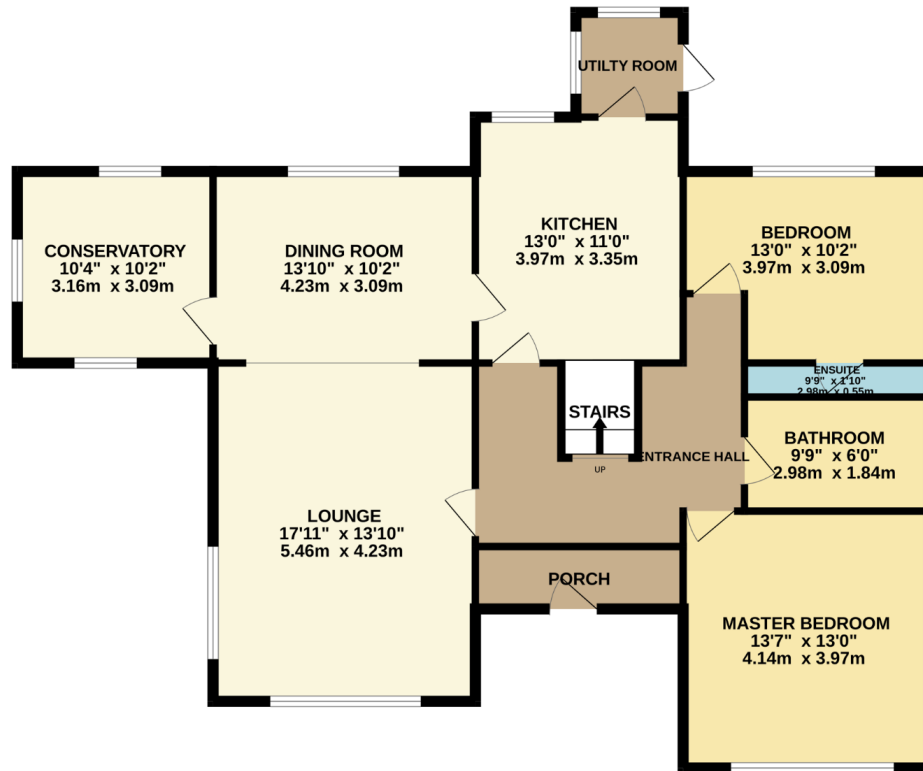
Broadband

Basic

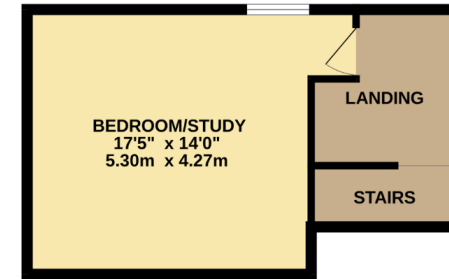




GROUND FLOOR
1222 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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