



**BEDSIT ROOM ONE**



**BEDSIT ROOM TWO**



**BEDSIT SHOWER ROOM**



**BEDSIT SHOWER ROOM**



**BEDSIT UTILITY**



**FIRST FLOOR LANDING**



**BEDROOM FRONT**



**BEDROOM FRONT**



**BEDROOM FRONT**



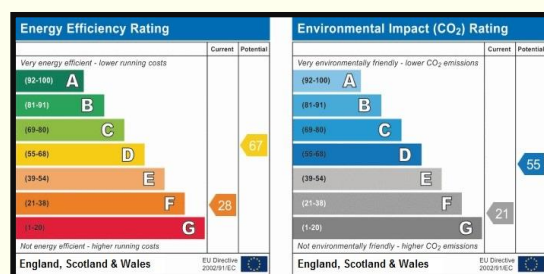
**BEDROOM REAR**



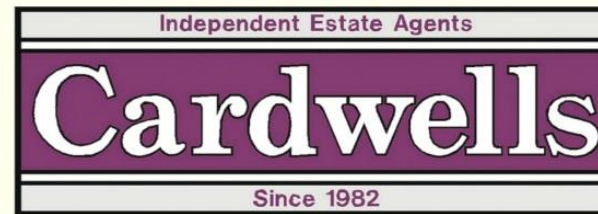
**BEDROOM REAR**



**BEDROOM FRONT**



**EPC**



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Incorporating: Wright Dickson & Catlow, WDC Estates

**WALMERSLEY ROAD, BURY  
BL9 5DE**



- DOUBLE FRONTED END TERRACE
- SUBSTANTIAL SIZED INTERIOR
- 3 FLOORS OF ACCOMMODATION
- CELLAR
- 3 RECEPTION ROOMS
- HMO INVESTMENT OPPORTUNITY
- OR LARGE FAMILY HOME
- PARKING TO REAR



**£365,000**

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A substantial size double fronted end terrace property part of which we are informed was a former doctor's surgery, hence the additional front entrance door, and occupies a very convenient position close to a parade of local shops on walmersley Road and within a short distance of the town centre. The property is period style with tall ceilings and period features although does require some updating and modernising but offers great potential either in its current form as a HMO style investment or as a large family home with 6/7 bedrooms and 3/4 reception rooms. Externall a covered yard extends to the rear of the house, offering secure parking and there are front and side gardens.

The full accommodation comprises; RECEPTION STYLE HALL, TWO SPACIOUS BAY FRONTED RECEPTION ROOMS, A CELLAR, MORNING ROOM AND KITCHEN, BEDSIT WITH BEDROOM, KITCHEN/UTILITY, FURTHER BEDROOM AND A SHOWER ROOM. FIRST FLOOR LANDING ON TWO LEVELS, ENTRY TO 4 BEDROOMS, SIDE LANDING TO BEDROOM 5, BATHROOM AND SEPARATE WC, SECOND FLOOR HAVING 3 LOFT ROOMS. EXTERNALLY, GARDENS TO THE FRONT AND SIDE, COVERED REAR YARD YARD WITH SECURE PARKING, ORIGINAL ATTACHED STORE AND WC.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT WITH CARDWELLS BURY OFFICE

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception Hall** 21' 5" x 5' 11" (6.52m x 1.80m)  
**Reception 1** 21' 9" x 15' 9" (6.62m x 4.80m)  
**Reception 2** 14' 6" x 12' 4" (4.42m x 3.76m)

**Rear of Hall to**

**Cellar** 14' 4" x 11' 4" (4.37m x 3.45m)  
**Morning Room** 17' 0" x 12' 5" (5.18m x 3.78m)  
**Kitchen** 12' 4" x 9' 7" (3.76m x 2.92m)

**Bedsit**

**Room 1** 11' 11" x 11' 9" (3.63m x 3.58m)  
**Kitchen/Utility** 11' 5" x 8' 1" (3.48m x 2.46m)  
**Bedroom** 22' 6" x 6' 8" (6.85m x 2.03m)  
**Shower Room**

**First Floor:**

**Split Level Landing**

**Bedroom Rear** 14' 10" x 9' 6" (4.52m x 2.89m)  
**Bedroom Front** 15' 8" x 14' 6" (4.77m x 4.42m)  
**Bedroom Front** 9' 10" x 5' 11" (2.99m x 1.80m)  
**Bedroom Front** 14' 6" x 12' 5" (4.42m x 3.78m)

**Separate Side Landing to**

**Bedroom** 13' 9" x 8' 4" (4.19m x 2.54m)  
**Bathroom** 9' 9" x 9' 6" (2.97m x 2.89m)  
**Separate WC**

**Second Floor**

**Loft Room 1** 16' 0" x 7' 11" (4.87m x 2.41m)  
**Central Dividing Loft Room to**  
**Loft Room 2** 12' 10" x 6' 4" (3.91m x 1.93m)

**Price** £365,000

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

**Please note: all viewings are by appointment only through our Bury Office**



ENTRANCE



FRONT GARDEN



FRONT GARDEN



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN



KITCHEN