

Harrison



Sales
Call: 0161 797 8616
Click: harrison-estates.co.uk



3 LANGDALE MEWS WALMERSLEY BL9 6WE

£174,950 OFFERS INVITED

-
- **STYLISH SEMI DETACHED MEWS HOUSE**
 - **3 BEDROOMS, 2 EN SUITES**
 - **UTILITY ROOM, SPACIOUS LOUNGE**
 - **INTEGRAL GARAGE, NO ONWARD CHAIN**
 - **GENEROUS 3 STOREY ACCOMMODATION**
 - **HALL, GROUND FLOOR SHOWER ROOM**
 - **FITTED DINING KITCHEN, D/G, ALARM**
 - **ENC LAWNED GARDENS, DECKING**

10 Bolton Street Bury Lancashire BL9 0LQ



3 LANGDALE MEWS WALMERSLEY BURY BL9 6WE

GROUND FLOOR

ENTRANCE CANOPY	With built in storeroom.
HALL	Double glazed security entrance door, built in storage cupboard, private access to garage, built in cylinder cupboard, double radiator.
UTILITY ROOM	8' x 5'7" Double glazed rear door, fitted wall and base units, co-ordinated worktops, inset sink unit, mosaic ceramic tiled surrounds, plumbing for automatic washing machine, ceramic tiled floor, radiator.
BEDROOM	8'9" x 8' uPVC double glazed, fitted wardrobes, radiator.
GROUND FLOOR SHOWER ROOM	uPVC double glazed, white 3 piece suite comprising shower cubicle, hand wash basin and w.c, part tiling, ceramic tiled floor, radiator.

FIRST FLOOR

LANDING

LOUNGE	17'5" x 14'8" (Max) Georgian uPVC double glazed windows, 2 double radiators.
DINING KITCHEN	14'8" x 10'1" (Max) Comprising of kitchen and dining areas, uPVC double glazed windows, range of wood style range of fitted wall and base units, co-ordinated worktops with mosaic ceramic tiled surrounds, split level electric oven and gas hob, cooker hood, integrated dishwasher, integrated fridge, stainless steel sink unit, ceramic tiled floor, double radiator.

2ND FLOOR

LANDING



3 LANGDALE MEWS WALMERSLEY BURY BL9 6WE

BEDROOM 12'9" x 11'7" (Measured to wardrobes) uPVC double glazed, fitted wardrobes, radiator.

EN SUITE BATHROOM

uPVC double glazed, white 3 piece bathroom suite comprising bath with mixer tap shower fitted over, vanity unit and w.c, part tiling, ceramic tiled floor, radiator.

BEDROOM 12'9" x 10'9" (Measured to wardrobes) uPVC double glazed, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

White 3 piece suite comprising shower cubicle, vanity unit and w.c, chrome heated towel rail.

EXTERNALLY

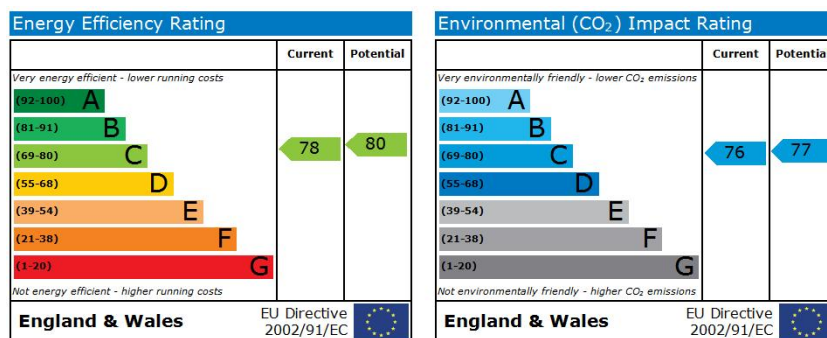
INTEGRAL GARAGE With up and over door, private entrance to rear, power and lighting, served by driveway.

GARDENS Lawned front garden and fully enclosed landscaped lawned rear garden with decked patio and inset decking lights.

LOCATION: From Walmersley Road, Bury turn right into Mosley Avenue then left into Langdale Mews.

All room sizes deemed approximate and are for guidance only

ENERGY PERFORMANCE CERTIFICATE



www.harrison-estates.co.uk
and also on rightmove.co.uk



3 LANGDALE MEWS WALMERSLEY BURY BL9 6WE

PICTURE PAGE





3 LANGDALE MEWS WALMERSLEY BURY BL9 6WE

PICTURE PAGE

