

Harrison



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4 ALCESTER CLOSE WALSHAW PARK BL8 1QE

£154,950

'OFFERS INVITED'

- IMPRESSIVE SEMI DETACHED HOUSE
- HALL, LOUNGE, DINING ROOM
- BATHROOM INCLUDING SHOWER
- LARGE GARAGE, SPACIOUS GARDENS
- 3 BEDROOMS WITH FTD WARDROBES
- MODERN FITTED KITCHEN
- GAS C/H (COMBI), D/GLAZING, ALARM
- NO CHAIN, VIEWING RECOMMENDED

10 Bolton Street Bury Lancashire BL9 0LQ



4 ALCESTER CLOSE WALSHAW PARK BL8 1QE

GROUND FLOOR

- HALL** uPVC double glazed entrance door and window, under stairs storage cupboard, wood laminate floor, radiator.
- LOUNGE** 11'8" x 11' uPVC double glazed window, contemporary living flame gas log fire set in quality surround, wood laminate floor, archway to dining room, radiator.
- DINING ROOM** 9'7" x 9'2" uPVC double glazed patio doors, wood laminate floor, radiator.
- KITCHEN** 9'7" x 8'8" uPVC double glazed window and door, modern range of light wood fitted wall and base units, co-ordinated worktops with ceramic tiled surrounds, inset sink unit, split level electric oven and gas hob, cooker hood, integrated fridge/freezer, integrated dishwasher, concealed central heating boiler, ceramic tiled floor.

FIRST FLOOR

- LANDING** uPVC double glazed, loft access.
- BEDROOM** 12'9" x 12'1" (Max) uPVC double glazed, modern fitted wardrobes, matching dresser and 2 bedside cabinets, radiator.
- BEDROOM** 12'9" x 8'3" (Max) uPVC double glazed, modern fitted bedroom furniture comprising wardrobes, drawers and overhead storage cupboards, radiator.
- BEDROOM** 9'4" x 8'2" uPVC double glazed, modern fitted wardrobes, drawers and bed base unit, radiator.
- BATHROOM** uPVC double glazed, modern white 3 piece suite comprising corner bath with shower fitted over, vanity unit and w.c, ceramic tiling to all walls, radiator.

EXTERNALLY

- LARGE GARAGE** Detached of pre cast concrete construction with up and over door, private entrance to side and served by spacious block paved drive.
- GARDENS** Lawned front garden and spacious lawned rear garden with patio and shed.

LOCATION: From Walshaw Road, Bury turn left into Cotswold Crescent and 2nd left into Alcester Close.



PICTURE PAGE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	77
England & Wales			
	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	74
England & Wales			
	EU Directive 2002/91/EC		

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