

# HARRISON

EST. 1987



## 121 MATHER ROAD WALMERSLEY BURY

### £315,000 REDUCED

**\*IMPRESSIVE FAMILY SIZED EXTENDED DETACHED DORMER BUNGALOW \*23ft LOUNGE  
\*3 DOUBLE BEDROOMS \*MODERN FITTED OPEN PLAN KITCHEN & DINING ROOM  
\*UTILITYROOM & G/F BATHROOM \*G/F BEDROOM \* 2 FIRST FLOOR BEDROOMS & 2  
EN-SUITES \*RECEPW.C \*LAWN GARDENS & PATIO \*GARAGE \*BLOCK PAVED DRIVE**

TRUSTED EXPERTISE

info@harrison-estates.co.uk | 0161 797 8616 | harrison-estates.co.uk

## 121 MATHER ROAD WALMERSLEY BL9 6SL

### GROUND FLOOR

#### ENTRANCE

**HALL** Solid wood entrance door, porch canopy, built in storage cupboard

**RECEPTION/WC** uPVC double glazed window 2 piece suite comprising hand wash basin and wc., ceramic tiling.

**LOUNGE** 23'9" x 11' 2 uPVC double glazed windows, feature living flame coal fire with marble surround

**DINING ROOM** 12' x 11'8" 2 Velux skylights, uPVC double glazed patio doors, vaulted beamed ceiling, Karndean flooring

**KITCHEN** 10'10" x 10'8" uPVC double glazed rear entrance door, range of white wooden fitted wall and base units with coordinating worktops, inset sink unit, electric oven & grill, electric hob with extractor fan, plumbing for dishwasher, Karndean flooring

#### UTILITY ROOM/

**BATHROOM** uPVC double glazed window, 2 piece suite comprising of bath, shower fitted overhead, hand wash basin, plumbing for washing machine, tiling to walls

**BEDROOM 3** 12'8" x 11'10" uPVC double glazed window, wood style fitted wardrobes

### FIRST FLOOR

**BEDROOM 1** 11'7" x 10'10" uPVC double glazed window, eves storage, loft access, built in storage cupboard

**ENSUITE** Velux skylight, 3 piece suite comprising of shower cubicle, hand wash basin, w.c, tiling to walls

**BEDROOM 2** 14'5" x 9'5" uPVC double glazed window, range of mirror fronted fitted wardrobes

**ENSUITE** 3 piece suite comprising of shower cubicle, hand wash basin, w.c

### EXTERNALLY

**GARDENS** Small lawn front garden and fully enclosed neat lawn garden bordered by trees and shrubbery with paved Indian stone patio

#### INTEGRAL

**GARAGE** Up and over door, power and lighting

**PARKING** Block paved driveway to the front

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a Structural survey and the services, appliances and specific fittings have not been tested by Harrison Estate Agents. All photographs, measurements, floor plans and any distances referred to are offered as guidance only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All legalities relating to any purchase should be checked and confirmed by your Solicitor prior to exchange of contracts.

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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			
England, Scotland & Wales		58	71
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England, Scotland & Wales		49	62
EU Directive 2002/91/EC			

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## FLOOR PLAN

