



14 Mather Road

Walmersley, Bury



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Bright 3-bed family home with bay-fronted lounge, modern kitchen, upgraded bathroom, sunny garden, garage and great storage. Close to schools, shops, transport and green spaces in Walmersley, Bury.

Council Tax band: C

Tenure: Freehold

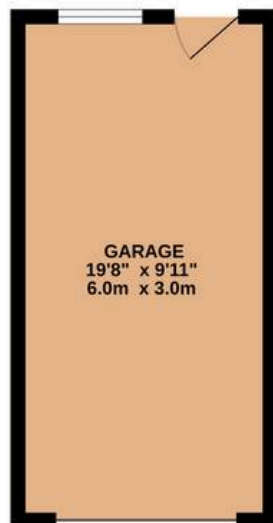
- Bay-fronted semi with three double bedrooms and garage parking in Walmersley.
- Bright front lounge featuring a character bay window and a practical porch entrance.
- Rear dining room offering a dedicated family eating and entertaining space.
- Modern kitchen with a small bay detail, good storage and under-stairs utility space.
- Three-bed first floor arranged from a central landing with well-proportioned rooms.
- Updated bathroom finished with quality tiling, contemporary fittings and soft lighting.
- Sunny rear garden plus a neat front garden adding kerb appeal.
- Garage and storage providing secure parking and useful workshop or equipment space.
- Walmersley location close to schools, commuter routes, shops and rural walks.
- Strong family appeal with space, practicality and long-term potential.



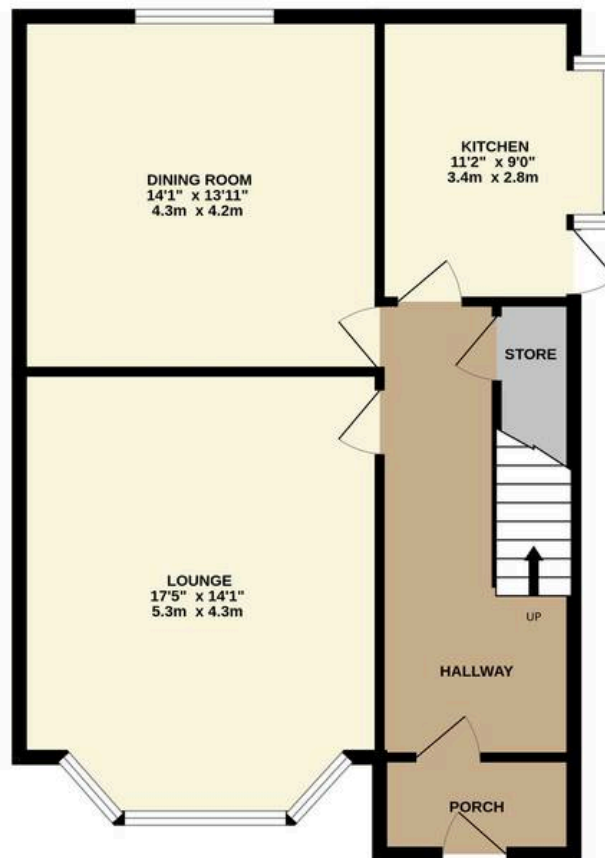




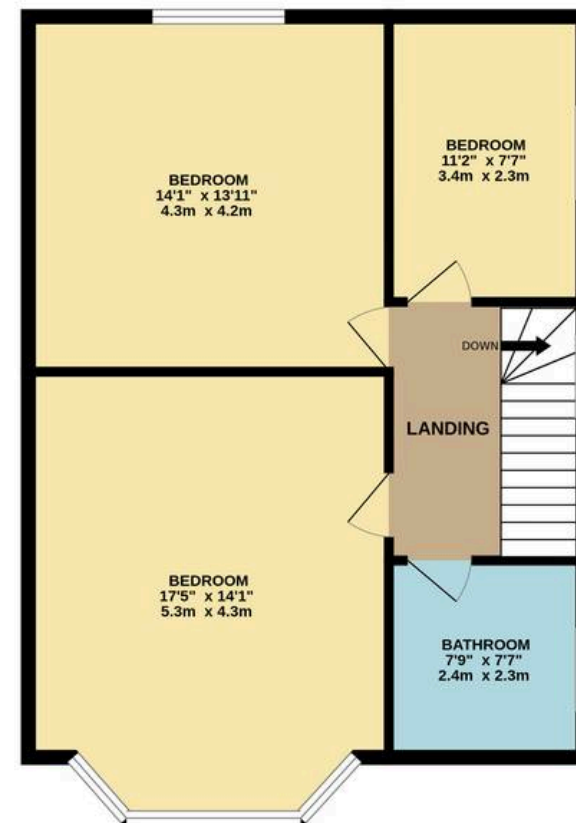
BASEMENT
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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