



7 Walshaw Lane

Walshaw, Bury



7 Walshaw Lane, Walshaw

Council Tax band: F

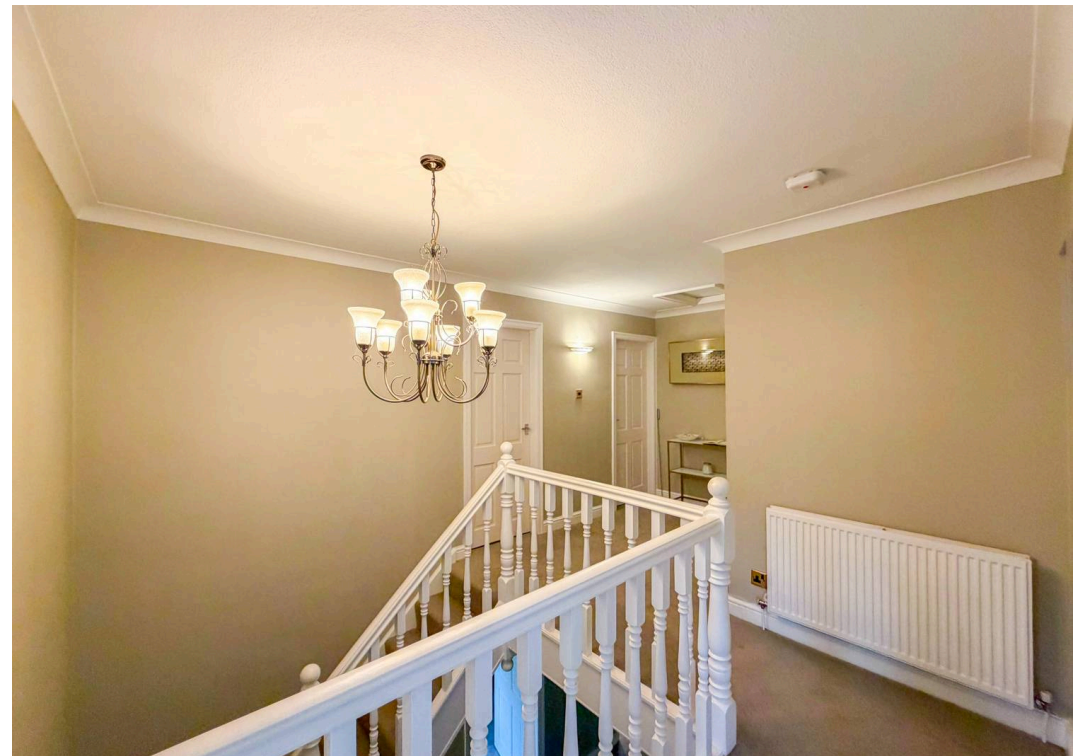
Tenure: Freehold

- Individually built detached family home with 4 double bedrooms, 3 bathrooms & superb landscaped rear garden
- Spacious entrance hall accessing four reception areas & ground floor WC
- Front dining room with double doors and family room with bow window
- Rear lounge with garden views opening into a large conservatory with underfloor heating
- Modern kitchen diner with island, integrated appliances & garden access
- Master bedroom with fitted storage, ensuite shower room with underfloor heating & double vanity sinks
- Three further double bedrooms served by a spacious four-piece family bathroom with underfloor heating
- Private landscaped rear garden with patio, raised decking & pergola
- Large driveway plus converted garage space ideal for storage, workshop or studio/office
- Sought after Walshaw cul-de-sac location close to schools, amenities & commuter links









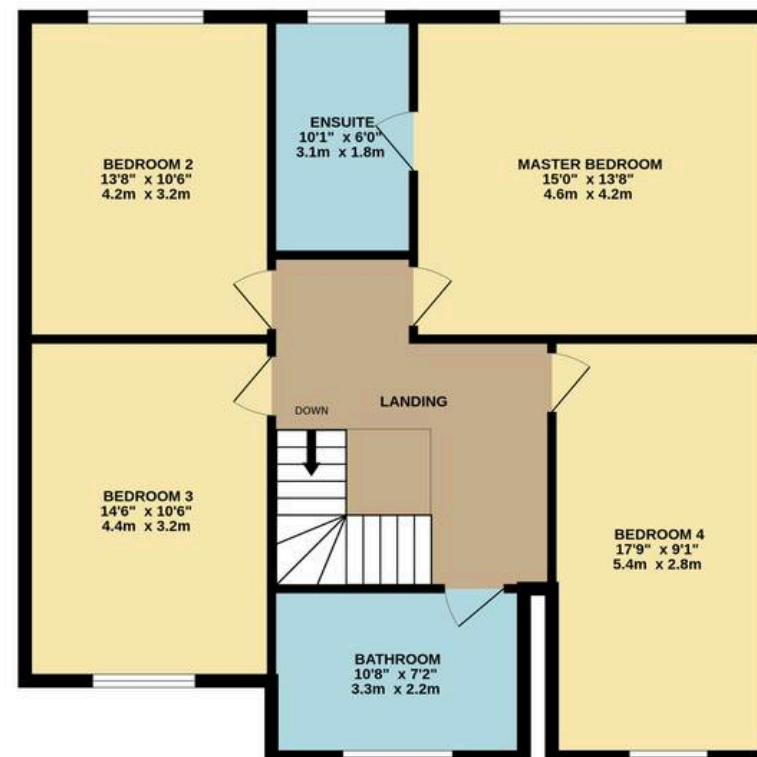




GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



FIRST FLOOR
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.9 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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