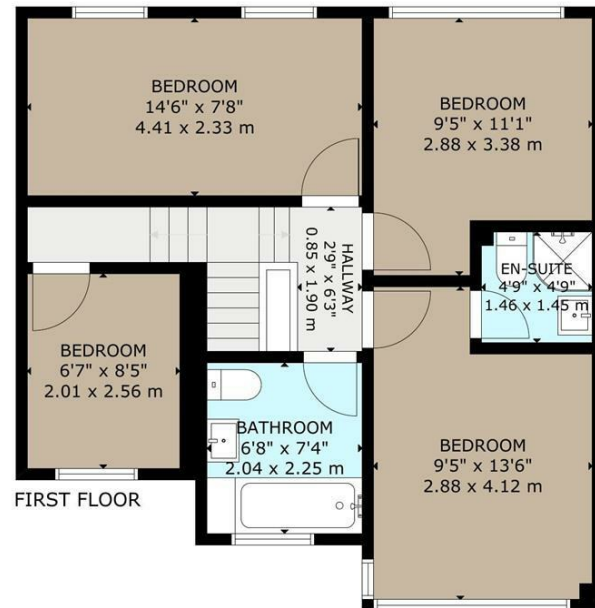
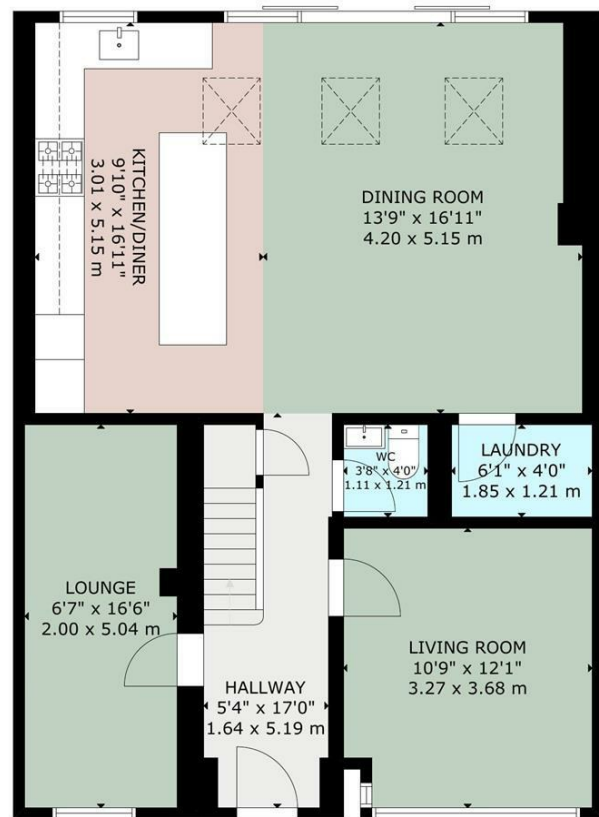




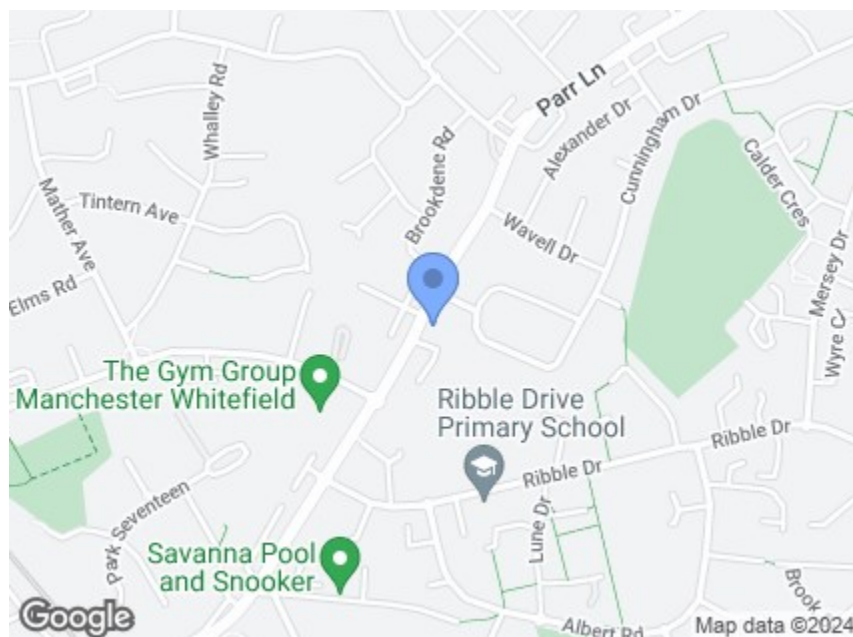
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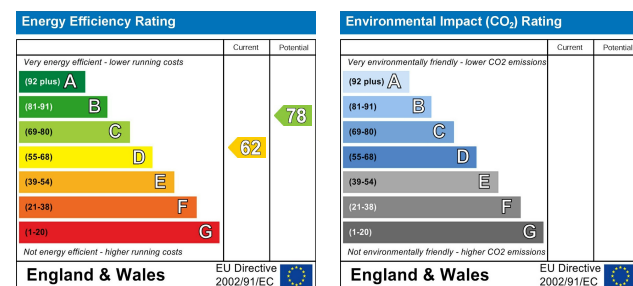


GROSS INTERNAL AREA
TOTAL: 128 m²/1,375 sq ft
GROUND FLOOR: 77 m²/827 sq ft, FIRST FLOOR: 51 m²/548 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office, head onto the M66 and merge onto M66 towards Manchester/M60/M62. At junction 3, exit towards Heywood Distribution Pk/Pilsworth Ind. Est and turn right onto Pilsworth Rd. Go through 1 roundabout, and continue onto Croft Ln. At the roundabout, take the 1st exit onto Hollins Ln, continue onto Parr Ln and go through 2 roundabouts Destination will be on the left



399 Parr Lane
Bury, BL9 8NA

Offers over £425,000



- Renovated Four Bedroom Detached House, offering a Fresh and Modern Living Space
- Modern and Well-appointed Living and Kitchen/Diner with Balcony
- Close To Local Amenities, Transport Links, Countryside Walks & Parks
- Beautiful Garden at the Rear, providing Outdoor Relaxation Areas and Ample Driveway Parking
- Sold With No Chain, Nestled in a Tranquil Established Housing Estate
- The Property features a Stylish Family Bathroom and Convenient Downstairs WC.
- Finished to an Impeccable Contemporary Standard throughout
- Viewing is Highly Recommended to Fully Appreciate this Delightful Property and avoid Disappointment.

399 Parr Lane , Bury, BL9 8NA

****SOLD WITH NO CHAIN**FULLY REFURBISHED FOUR BEDROOM SEMI DETACHED, FINISHED TO A HIGH STANDARD**LARGE GARDEN & DRIVEWAY PARKING**Welcome to this charming 4-bedroom house located on Parr Lane in the delightful area of Sunnybank, Bury. This property has been fully modernised and refurbished to a high standard, offering a perfect blend of classic charm and contemporary comfort.**

As you step inside, you'll be greeted by a spacious interior that has been thoughtfully designed to cater to modern living. The 4 bedrooms provide ample space for a growing family or those in need of a home office or guest rooms.

The location of this property is truly special, nestled in the heart of Sunnybank, you'll enjoy the tranquility of the surroundings while still being within easy reach of local amenities and transport links.

Whether you're looking for a cosy family home or a place to entertain friends, this house offers the perfect setting for both. Don't miss the opportunity to make this beautifully refurbished house your new home in the charming area of Sunnybank.

Entrance Hallway

54 x 17 (1.63m x 5.18m)
uPVC entrance door opening into the hallway, laminate wood effect flooring, radiator and stairs ascending to the first floor.

Living Room

10'9 x 12'1 (3.28m x 3.68m)
With a front facing uPVC double glazed bay window, inset ceiling spot lights, radiator and power points



Lounge

67 x 16'6 (2.01m x 5.03m)
With a front facing uPVC double glazed window, inset ceiling spot lights, radiator and power points



Downstairs WC

3'8 x 4 (1.12m x 1.22m)
Laminate wood effect flooring, inset ceiling spot lights, heated towel rail, low level WC and hand wash basin with vanity

Dining Room

13'9 x 16'11 (4.19m x 5.16m)
Laminate wood effect flooring, inset ceiling spot lights, radiator and power points, open plan to the kitchen, Velux ceiling windows and double sliding patio doors leading to the rear garden and patio.



Open Plan Kitchen/Diner

9'10 x 16'11 (3.00m x 5.16m)
Wood effect laminate flooring, fitted with a range of wall and base units with a quartz work top, inset sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights. Additional storage and seating area on the central breakfast island

Alternative view



Utility Room

6'1 x 4'0 (1.85m x 1.22m)
Laminate wood effect flooring, inset ceiling spot lights, plumbing for a washing machine.

First Floor Landing

2'9 x 6'3 (0.84m x 1.91m)

Bedroom One

14'6 x 7'8 (4.42m x 2.34m)
Two rear facing uPVC double glazed windows, radiator, power points, inset ceiling spot lights



Bedroom Two

9'5 x 13'6 (2.87m x 4.11m)
Front facing uPVC double glazed window, radiator, power points inset ceiling spot lights and access to the en-suite



En-suite

4'9 x 4'9 (1.45m x 1.45m)
Fully tiled, heated towel rail, extractor fan, three piece bathroom suite comprising of a glass enclosed shower with thermostatic shower, low flush WC and a hand wash basin with vanity.



Bedroom Three

9'5 x 11'1 (2.87m x 3.38m)
Rear facing uPVC double glazed window, radiator, power points, inset ceiling spot lights

Bedroom Four

6'7 x 8'5 (2.01m x 2.57m)
Front facing uPVC double glazed window, radiator, power points and inset ceiling spot lights



Bathroom

6'8 x 7'4 (2.03m x 2.24m)
Fully tiled, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with vanity.



Rear Garden

An enclosed private south facing rear garden with a patio area and terraced lawn areas.

