



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

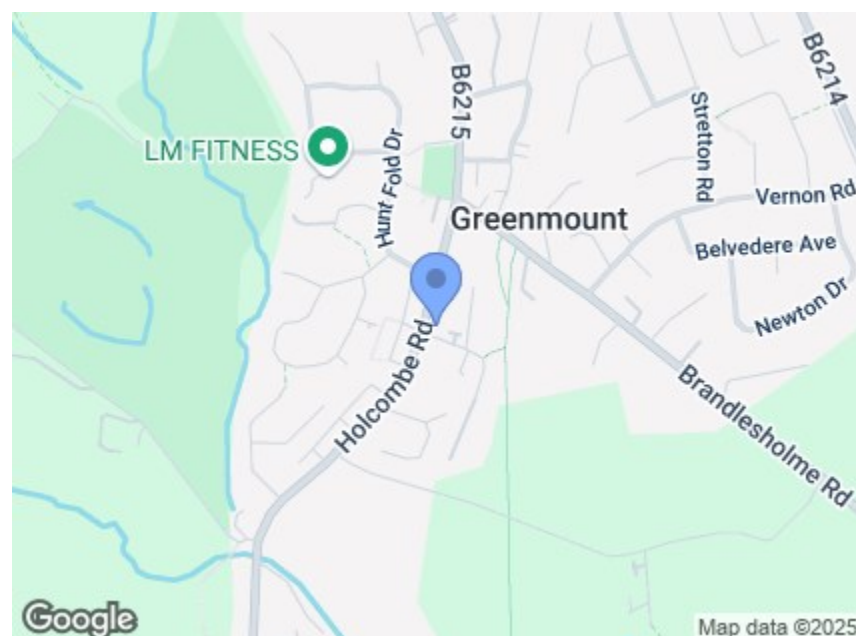
CHARLES LOUIS

HOMES LIMITED

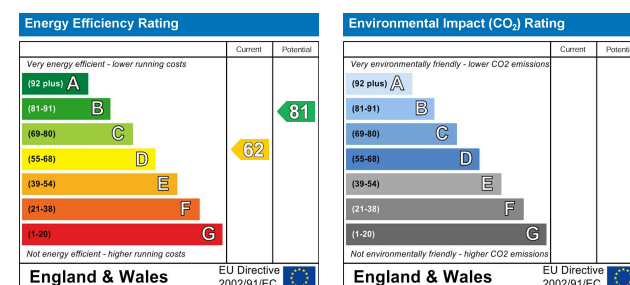
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GROSS INTERNAL AREA
TOTAL: 118 m²/1,265 sq ft
GROUND FLOOR: 52 m²/558 sq ft, FIRST FLOOR: 49 m²/527 sq ft, SECOND FLOOR: 17 m²/180 sq ft
EXCLUDED AREA: SHED: 8 m²/86 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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1 Station Road
Greenmount, Bury, BL8 4BJ

£1,550 Per month



- Three Bedroom Semi Detached Plus Loft Room
- Popular & Much Sought After Location
- Family Bathroom Plus Downstairs WC
- Offered Unfurnished, Available 1st July

- Spacious & Very Well Presented Throughout
- Lounge, Dining Room, Fitted Kitchen
- Gardens Front & Rear, Summerhouse & Shed
- Viewing Essential to Appreciate Size & Layout

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Entrance Hall

Door to front elevation, laminate flooring, gas central heating radiator, inset spots, leading off to downstairs WC/Cloakroom downstairs living accommodation and access to first floor.

Cloakroom/WC

Frosted uPVC window to side elevation, fitted with a two piece suite, comprising of low level wc and hand wash basin, inset spots, gas central heating radiator, part tiled, laminate flooring.

Lounge

13'8" x 13'1" (4.19m x 3.99m)
uPVC box bay fronted window to front elevation, inset spots, wall lights, coving, gas central heating radiator and French doors offering open plan downstairs living through to Dining Room.

Dining Room

12'5" x 13'1" (3.81m x 3.99m)
Inset spots, wall lights, gas central heating radiator, coving and uPVC French double doors leading out to the garden.

Kitchen

11'10" x 9'6" (3.61m x 2.90m)
uPVC window to rear elevation, tiled flooring, inset spots, fitted with a range of modern wall and base units, one and half inset sink with mixer tap, laminate worktops, splash back tiles, integrated four ring gas hob with extractor above, integrated oven and fridge freezer, washing machine to remain.

First Floor Landing

Large feature window to front elevation offering light throughout, access to three double bedrooms, family bathroom and stairs to loft room

Bedroom One

10'9" x 13'1" (3.30m x 3.99m)
uPVC window, insets spots, gas central heating radiator.

Bedroom Two

10'5" x 13'1" (3.20m x 3.99m)
uPVC window insets spots, gas central heating radiator.

Bedroom Three

7'6" x 9'1" (2.31m x 2.79m)
uPVC window to rear elevation, insets spots, gas central heating radiator.

Family Bathroom

uPVC frosted window to side elevation, fitted with a four piece suite, comprising of low level wc, hand wash basin with storage drawers below, bath and separate walk in shower, fully tiled walls, laminate wood floor, inset spots and gas central heating radiator.

Loft Room

12'5" x 12'9" (3.81m x 3.91m)
uPVC window to front elevation, offering a spacious room which can be used as a fourth bedroom home office or games room, with inset spots, gas central heating radiator and built in storage.

Rear Garden

To the rear there is a decked seating area beside an area laid to lawn and are bounded by timber panel fencing.

Summer house & Shed

Newly erected, a spacious Summerhouse provides power and lighting, and a generous shed beside.