

5 North Ave

Approximate Gross Internal Floor Area = 96.3 sq m / 1037 sq ft

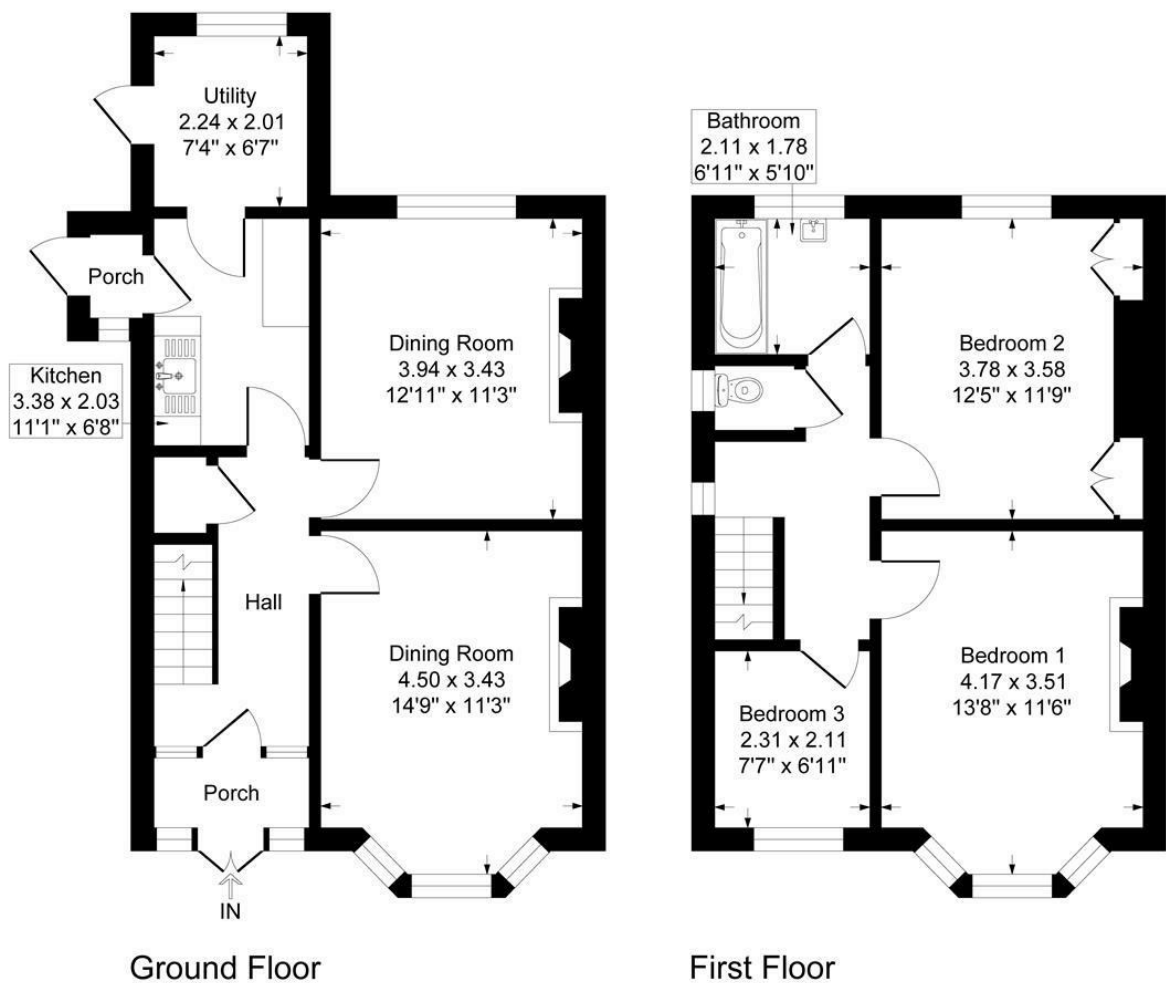
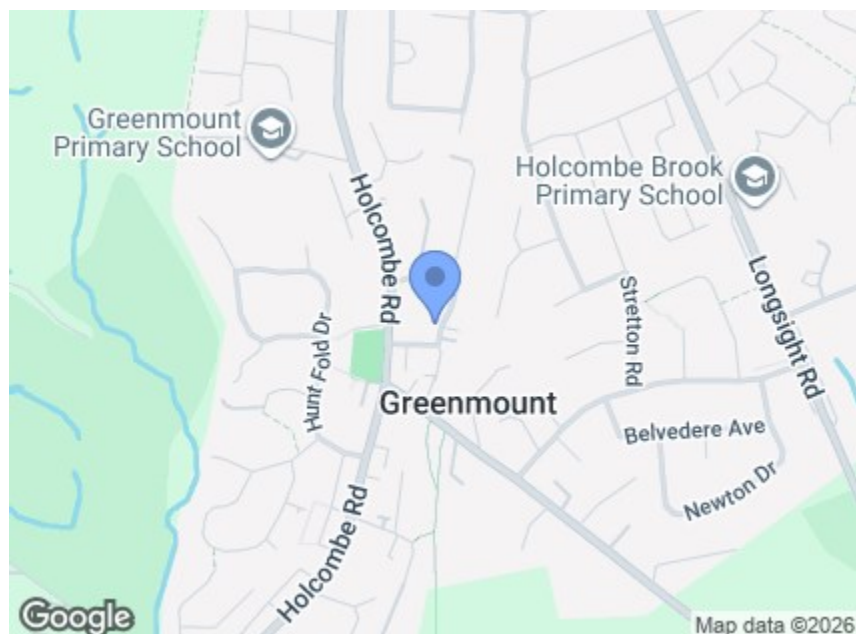


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL8 4DU What3words -
///starfish.spits.contracting



5 North Avenue

Greenmount, Bury, BL8 4DU

Price guide £299,950



- Traditional bay-fronted three-bedroom semi-detached home
- Two spacious reception rooms
- Three well-proportioned bedrooms
- Prime Greenmount location close to schools and amenities
- Kitchen with separate utility area
- Driveway, detached garage and generous rear garden
- In need of full refurbishment – excellent potential to add value
- Tenure - Freehold, Council Tax - Bury band C, EPC - C

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

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

5 North Avenue

Greenmount, Bury, BL8 4DU

****IN NEED OF FULL RENOVATION THROUGHOUT**THREE BEDROOM SEMI DETACHED**DRIVEWAY & GARDENS TO FRONT & REAR**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**Sited in the highly sought-after area of Greenmount, this traditional bay-fronted three-bedroom semi-detached home presents an exciting opportunity for buyers looking to modernise and create a fantastic family home. Occupying a generous plot with a gated driveway, detached garage and substantial rear garden, the property offers excellent potential throughout.**

Internally, the accommodation comprises an entrance hallway, a spacious bay-fronted living room and a separate dining room, both offering well-proportioned living space. To the rear is a kitchen leading through to a useful utility area with external access.

To the first floor, there are three bedrooms, including two generous doubles and a well-proportioned single, alongside a family bathroom and separate WC.

Externally, the property benefits from a front garden with driveway providing off-road parking, whilst to the rear is a sizeable enclosed garden, now requiring clearance and landscaping but offering excellent scope to create a superb outdoor space.

Ideally located within easy reach of highly regarded schools, local amenities, transport links and Ramsbottom village, this is a rare opportunity to acquire a home with huge potential in a prime residential location.

Entrance Porch

Accessed via arched double doors leading into the property.

Hallway

With staircase to the first floor and access to ground floor rooms

Living Room

A bright bay-fronted reception room with generous proportions.

Dining Room

Well-sized second reception room overlooking the rear, ideal for family dining or entertaining.

Kitchen

Fitted kitchen with a range of units, requiring modernisation, with access to the utility.



Utility Room

Useful additional space with external access, ideal for laundry and storage.

First Floor Landing

Providing access to all bedrooms and bathroom facilities.

Bedroom One

Spacious double bedroom positioned to the rear.



Bedroom Two

Generous double bedroom to the front elevation.

Bedroom Three

Well-proportioned single bedroom, ideal as a nursery, office or dressing room.

Bathroom

Comprising bath and pedestal wash basin.



Separate WC

Conveniently located adjacent to the bathroom.

Externally

To the front, the property benefits from a gated driveway with off-road parking and a lawned garden area. To the rear is a generous enclosed garden, currently overgrown but offering significant potential for landscaping. A detached garage provides further storage or parking.

