



Charles Louis Homes Ltd  
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# CHARLES LOUIS

## HOMES LIMITED

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2 Ashwood Avenue, Bury, BL0 0BQ

**Offers over £260,000**



Positioned within a desirable and well-established residential area, 2 Ashwood Avenue is a well-proportioned, fully renovated family home offering flexible and comfortable accommodation arranged over two floors. The property is ideally suited to families, professionals, or buyers seeking adaptable living space in a convenient location.

The ground floor provides a welcoming entrance with access to the main living areas. A spacious lounge offers a comfortable environment for everyday living, while the kitchen and dining space is thoughtfully arranged to support modern family life and entertaining. Additional ground floor accommodation enhances flexibility, with practical features that support busy households.

To the first floor, the property offers well-balanced bedroom accommodation, each room providing good proportions and natural light. A family bathroom serves the upper floor, completing the internal layout.

Externally, the property benefits from private outdoor space, ideal for relaxation and outdoor enjoyment, access to a large outhouse currently used as a gym. While driveway or on-street parking provides everyday practicality.



- Well-located family home within a popular residential area
- Kitchen and dining area well suited to modern family living
- Family bathroom serving the upper accommodation
- Convenient location with access to local amenities and transport links
- Spacious lounge offering comfortable and versatile living space
- Well-proportioned bedrooms arranged over the first floor
- Private outdoor space ideal for relaxation or entertaining
- Tenure - , Council Tax Bury band , EPC rated