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# CHARLES LOUIS

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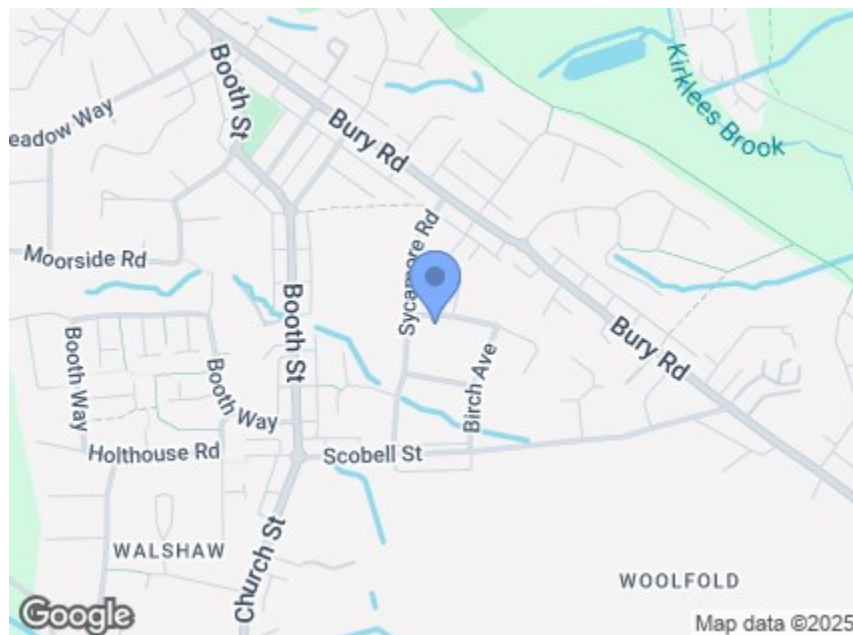
## 2 Chestnut Avenue Tottington, Bury, BL8 3EE Price guide £230,000



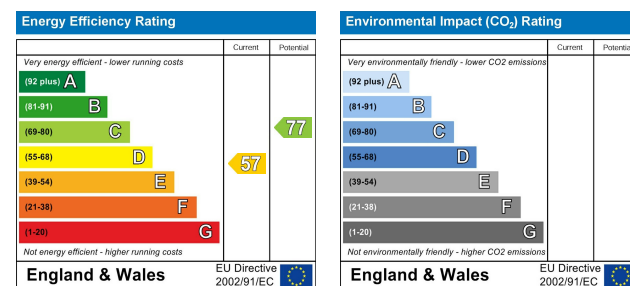
- Well presented two-bedroom semi-detached home in a popular residential area
- Convenient downstairs WC and separate utility room for added practicality
- Sold with No Onward Chain
- Excellent location close to local amenities, schools and transport links
- Bright lounge, separate fitted kitchen, and dedicated dining room
- Two generous double bedrooms offering comfortable accommodation
- Front and rear gardens with driveway parking
- A Must See!! To appreciate finish, size & location of property



GROSS INTERNAL AREA  
TOTAL: 100 m<sup>2</sup>/1,079 sq ft  
GROUND FLOOR: 65 m<sup>2</sup>/702 sq ft, FIRST FLOOR: 35 m<sup>2</sup>/377 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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# 2 Chestnut Avenue

Tottington, Bury, BL8 3EE

**\*\*SOLD WITH NO CHAIN\*\*WELL PRESENTED TWO BEDROOM SEMI DETACHED\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*DRIVEWAY PARKING & GARDEN\*\*** Positioned in a popular residential area, Chestnut Avenue is a well-maintained and deceptively spacious two-bedroom semi-detached home offering a practical and versatile layout, ideal for first-time buyers, downsizers, or investors. The ground floor features a bright and welcoming lounge with plenty of natural light, a separate fitted kitchen with ample worktop and cupboard space, and a dedicated dining room—perfect for entertaining or enjoying family meals. Added convenience comes in the form of a downstairs WC and a separate utility room, ideal for laundry and additional storage. Upstairs, the property offers two generous double bedrooms, along with a modern bathroom that has been thoughtfully upgraded to include a walk-in shower, providing a stylish and accessible space. Externally, the property enjoys gardens to both the front and rear, offering private outdoor space with scope for landscaping or further development. The quiet yet convenient location provides easy access to local shops, schools, and transport links, with Bury town centre and surrounding amenities just a short drive away. With its well-proportioned rooms, functional layout, and excellent potential, this home presents a fantastic opportunity to step onto the property ladder or add to a rental portfolio.

## Entrance Hallway

6'6 x 9'3 (1.98m x 2.82m)  
Composite entrance door opening into the hallway, wood effect laminate flooring, radiator, door leading to the living room, kitchen and stairs with glass balustrade ascending to the first floor.

## Living Room

10'11 x 21 (3.33m x 6.40m)  
With a front facing uPVC double glazed window, wood effect laminate flooring, media wall with inset living flame electric fire, double doors leading to the conservatory, radiator, central ceiling light and power points.



## Kitchen

8'3 x 11'3 (2.51m x 3.43m)  
Wood effect laminate flooring, fitted with a range of navy wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, integrated electric double oven and four ring induction hob, extractor fan, integrated fridge freezer, dishwasher and inset ceiling spot lights.



## Dining Room/Games Room

8'7 x 10'10 (2.62m x 3.30m)  
Leading off from the kitchen, with a front facing uPVC double glazed window, radiator, central ceiling light and power points.



## Conservatory

14'10 x 7'8 (4.52m x 2.34m)  
Wood effect vinyl flooring, uPVC windows with a patio door overlooking the rear garden, open hatch to the kitchen and double doors opening into the lounge



## Utility Room

6'6 x 7'8 (1.98m x 2.34m)  
uPVC double glazed door leading out to rear garden, tiled floor, plumbed for washing machine and dryer.

## Downstairs WC

6'10 x 2'4 (2.08m x 0.71m)  
Fully tiled with a WC and hand wash basin.

## First Floor Landing

8'1 x 6 (2.46m x 1.83m)  
Leading to all two bedrooms and bathroom. Loft access.

## Bedroom One

17'11 x 8'4 (5.46m x 2.54m)  
Front facing uPVC double glazed window, fitted wardrobes, radiator, tv points, power point and a central ceiling light.



## Bedroom Two

9'4 x 12'1 (2.84m x 3.68m)  
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



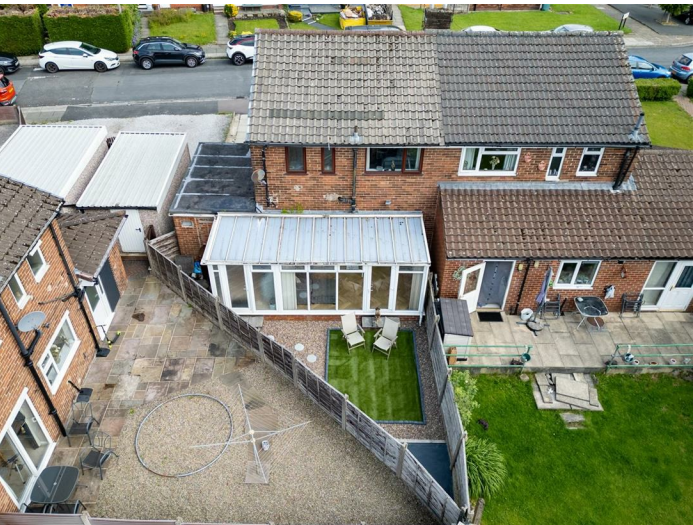
## Family Bathroom

8'1 x 5'7 (2.46m x 1.70m)  
Partially tiled with a three piece bathroom suite comprising of a walk in shower with thermostatic shower and glass screen, low flush WC, a hand wash basin with pedestal and a chrome heated towel rail.



## Rear Garden

An enclosed private rear garden with a artificial lawn area and gravel surround.



## Front External

Driveway parking to the front of the property for two vehicles.