



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

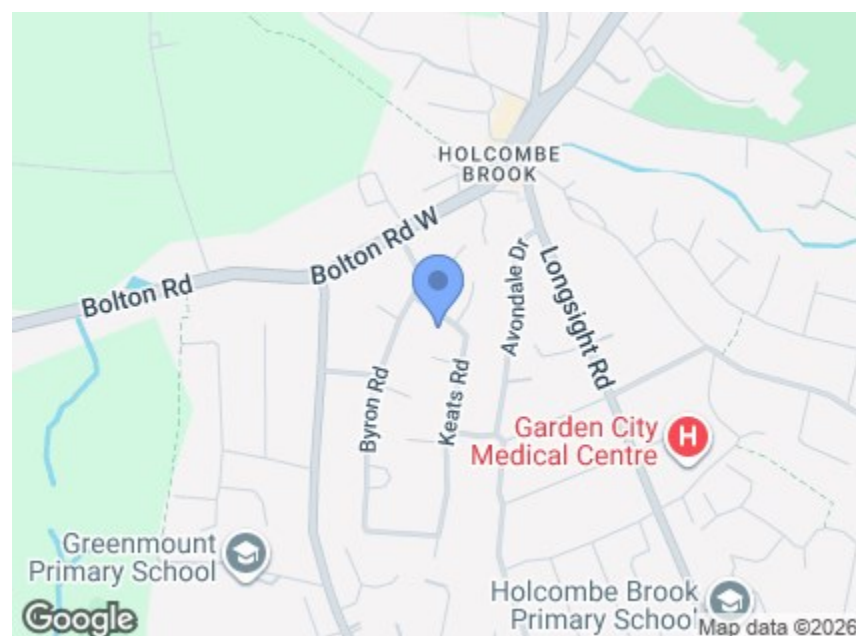
# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 145 m<sup>2</sup>/1,561 sq ft  
GROUND FLOOR: 84 m<sup>2</sup>/901 sq ft, FIRST FLOOR: 61 m<sup>2</sup>/660 sq ft  
EXCLUDED AREA: GARAGE: 12 m<sup>2</sup>/129 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL8 4EP What three words -  
///following.perform.cities

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## 4 Keats Road

Greenmount, Bury, BL8 4EP

**Price guide £470,000**



- Spacious four-bedroom detached family home
- Located in a quiet & well sought after area
- Centrally positioned kitchen with adjoining utility area
- Close to local amenities, transport links & countryside walks & parks
- No Onward Chain
- Lounge, separate dining room & conservatory, ideal for family living
- Integral garage, driveway parking & gardens to front & rear
- Tenure - Freehold, Council Tax - Bury band E, EPC rated awaiting

# 4 Keats Road

## Greenmount, Bury, BL8 4EP

Situated on a popular and well-established residential road, this spacious four-bedroom detached home offers generous and versatile accommodation extending to approximately 152.9 sq.m (1,645.5 sq.ft), making it ideal for families seeking space, flexibility, and practicality.

The ground floor provides a welcoming entrance hall with access to multiple reception spaces, including a large front lounge and a separate dining room, perfect for both everyday living and entertaining. A well-proportioned kitchen sits centrally within the home, complemented by a useful utility area and rear hall providing access to the integral garage. A ground floor WC completes the ground floor layout, offering excellent flexibility for home working or multi-generational living.

To the first floor, the property offers four bedrooms, including a spacious principal bedroom and three further well-sized rooms, suitable for family members, guests, or additional home office use. The accommodation is served by a family bathroom accessed from the central landing.

Overall, this is a substantial family home offering well-balanced accommodation, excellent internal space, and a layout well suited to modern family life.

Note: there is an annual £17 Rent Charge payable as details in Land Registry details

### Entrance Hall

15'10 x 10'11 (4.83m x 3.33m)

A generous and welcoming entrance hall providing access to the main ground floor rooms and staircase to the first floor.

### Lounge

122 x 19'5 (3.71m x 5.92m)

A spacious front-facing reception room offering ample space for seating and living furniture, ideal for family relaxation.



### Dining Room

11'11 x 9'11 (3.63m x 3.02m)

A well-proportioned dining room suitable for formal dining or entertaining, positioned separately from the main lounge.



### Kitchen

9'10 x 9'11 (3.00m x 3.02m)

Centrally located within the home, offering practical workspace and storage, with access to the utility area.



### Conservatory

11'3 x 9'9 (3.43m x 2.97m)

A bright and versatile space filled with natural light, featuring full-height glazing and French doors opening onto the garden. With tiled flooring and a pitched roof, it's ideal as a relaxing sitting area or garden room for year-round use.



### Utility Area

7'5 x 9'11 (2.26m x 3.02m)

A useful addition providing further storage and appliance space, with access to the garage and rear of the property.

### Ground Floor WC

2'9 x 7'10 (0.84m x 2.39m)

Conveniently located off the entrance hall.

### First Floor Landing

5 x 13'6 (1.52m x 4.11m)

A central landing providing access to all first floor rooms. Loft access with integral ladder. The loft is fully insulated and boarded.

### Bedroom One

122 x 11'7 (3.71m x 3.53m)

A generous principal bedroom with space for a double bed and additional furniture.



### Bedroom Two

9'11 x 13'10 (3.02m x 4.22m)

A spacious double bedroom overlooking the rear.



### Bedroom Three

122 x 10 (3.71m x 3.05m)

Another well-sized bedroom suitable for family or guests.



### Bedroom Four

9'11 x 6'11 (3.02m x 2.11m)

A versatile room ideal as a child's bedroom, nursery, or home office.



### Family Bathroom

8'3 x 7'3 (2.51m x 2.21m)

Serving the first floor accommodation with space for a full bathroom suite.

### Front Driveway and Integral Garage

Integral garage providing secure parking or additional storage, accessed via the utility room or up and over garage door. EV charging port to the front driveway.

### Rear Garden

A generous and private rear garden offering a well-maintained lawn, patio seating area, and useful outbuildings. Fully enclosed, the garden provides an ideal space for outdoor dining, entertaining, or family use, with direct access from the conservatory.