



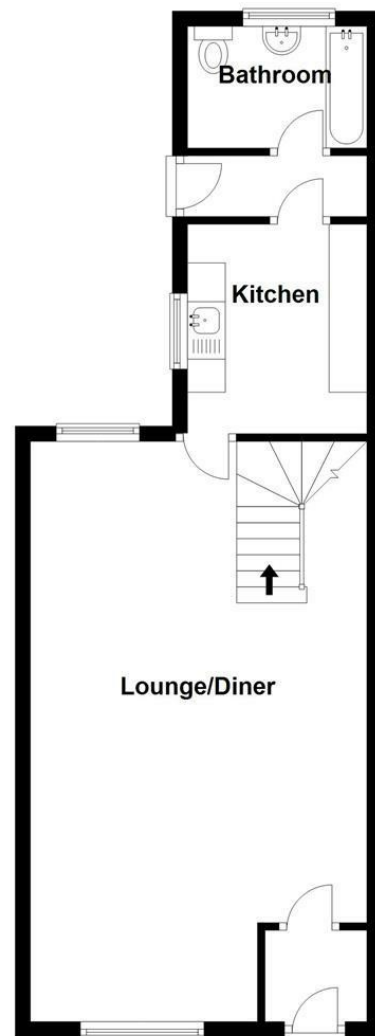
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

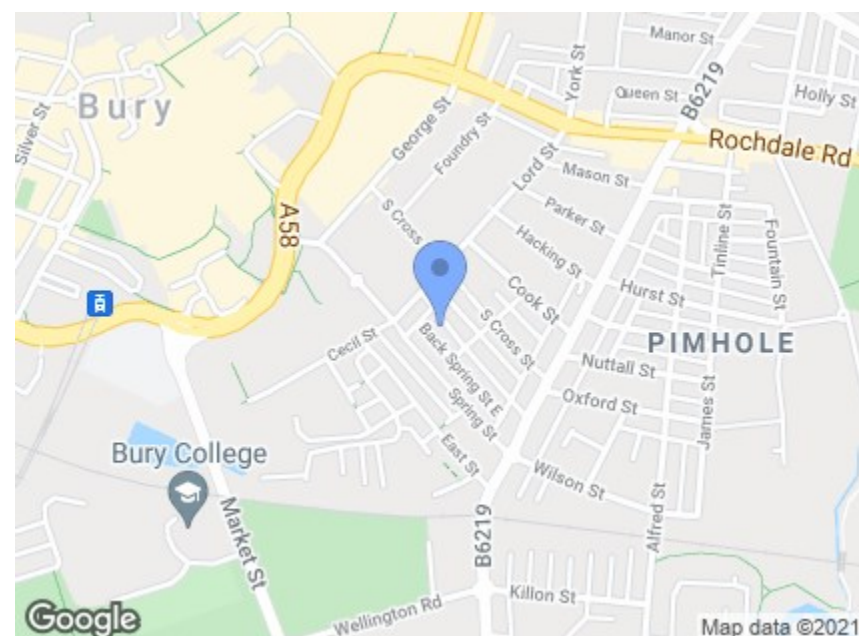
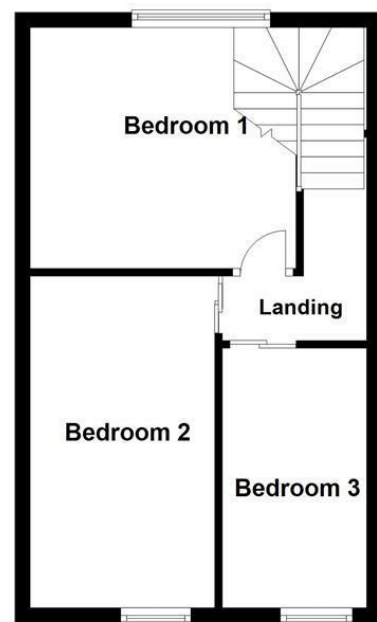
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	74		
47			

EU Directive 2002/91/EC



14 Shepherd Street
Bury, BL9 0RT

Price guide £130,000



- Spacious & Well Presented
- Sold With No Chain
- Private Rear Courtyard
- Ideal for First Time Buyers

- Mid Terraced Family Home
- Three Good Size Bedrooms
- Central & Convenient Location
- Viewing Strongly Recommended

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.

14 Shepherd Street , Bury, BL9 0RT

****WELL PRESENTED MID TERRACED PROPERTY**SOLD WITH NO CHAIN**IDEAL FOR FIRST TIME BUYERS**A MUST SEE!!** Charles Louis Homes is delighted to offer for sale this well presented and spacious family home ideally situated for ease of access to local supermarkets, Bury town centre, and motorway and transport links. The property is Sold with No Chain. Comprising in brief to the ground floor; entrance vestibule opening into the lounge Diner, onward into the kitchen and beyond that to a rear lobby and the house bathroom, whilst to the first floor there are three well proportioned bedrooms including two good size doubles. To the rear of the property is an attractive and easy to maintain courtyard, with plenty of space to sit out and enjoy good weather. We anticipate much interest in this property and would encourage you to enquire as soon as possible.**

Entrance Vestibule

Opening through a UPVC entrance door into a vestibule which opens through an inner door into the lounge.

Lounge Diner

25'22 x 14'68 (7.62m x 4.27m)

With front and rear facing UPVC windows, laminate laid wood effect flooring, two radiators, feature inset electric fire, TV point, power points and stairs ascending to the first floor landing.



Alternate Views



Kitchen

9'15 x 7'98 (2.74m x 2.13m)

With a side facing UPVC window, tiled flooring, ample power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, plumbing for a washing machine, space for a gas cooker with an extractor hood above, and space for a fridge freezer.



Alternate View



Rear Lobby

With power points, and UPVC door opening out to the courtyard.

Bathroom

7'60 x 5'41 (2.13m x 1.52m)

Fully tiled with a rear facing opaque UPVC window, heated towel rail and three piece bathroom suite comprising panel enclosed bath with mixer taps and electric shower over, low flush WC and hand wash basin with pedestal.



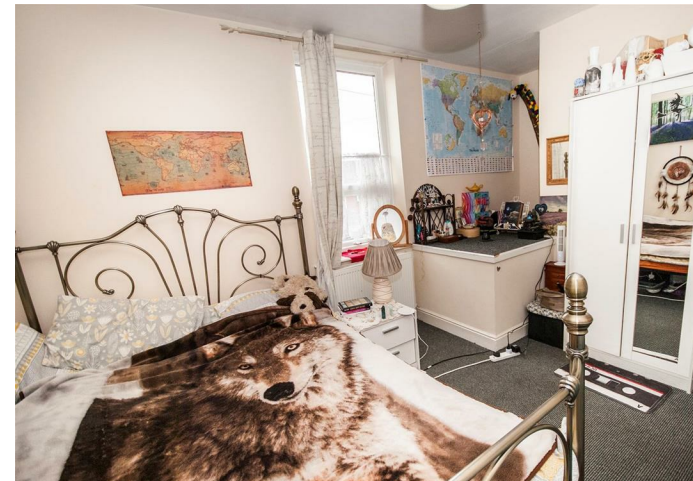
First Floor Landing

Leading to bedrooms one, two and three.

Bedroom One

14'68 x 10'59 (4.27m x 3.05m)

With a rear facing UPVC window, radiator and power points.



Bedroom Two

14'48 x 8'15 (4.27m x 2.44m)

With a front facing UPVC window, radiator and power points.



Bedroom Three

11'30 x 6'21 (3.35m x 1.83m)

With a front facing UPVC window, radiator and power points.



Court Yard

Enclosed rear court yard with a gate opening to the rear passage giving bin access.



Alternate View

