

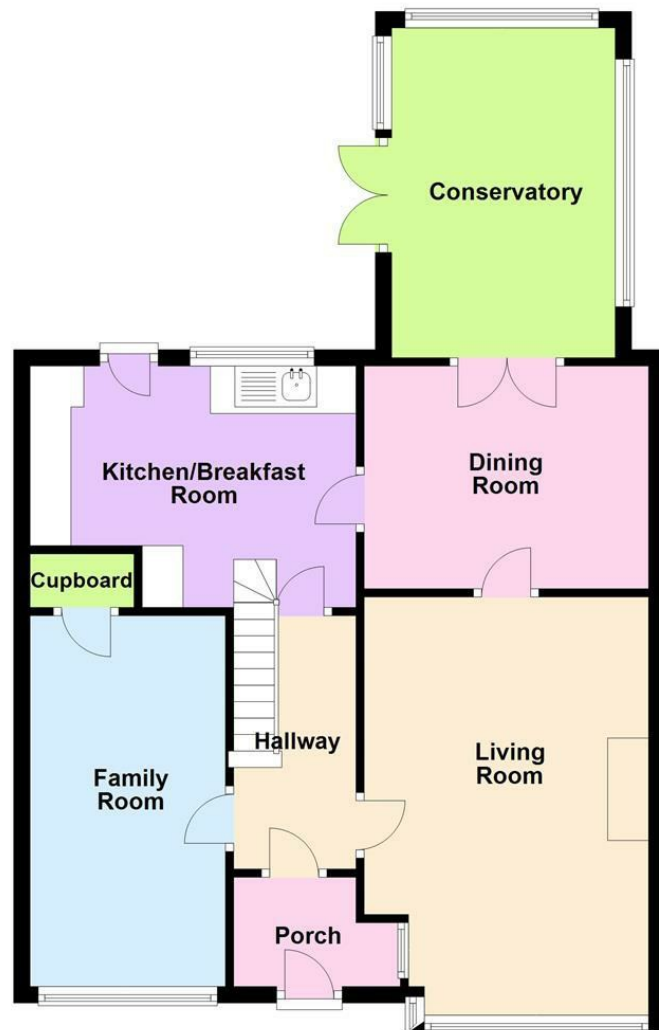


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

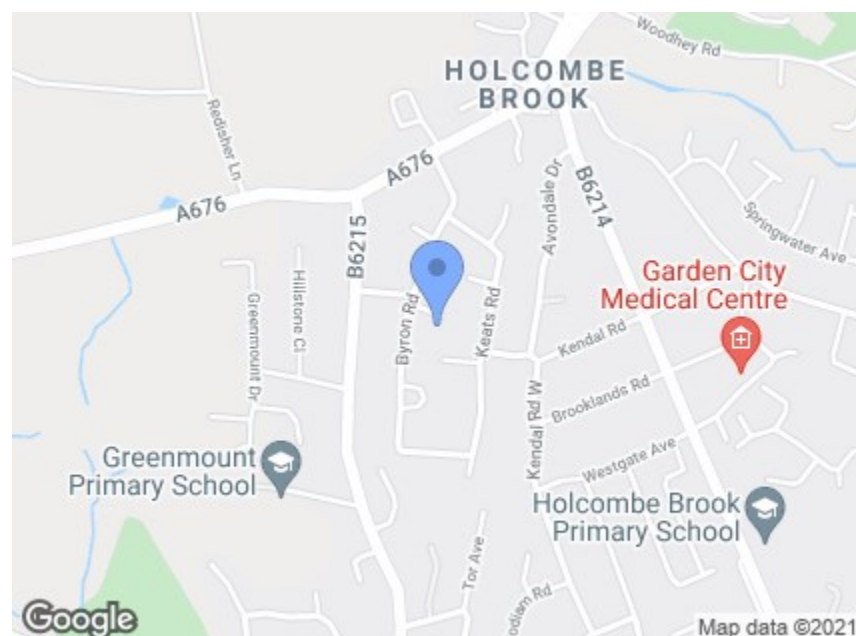
**CHARLES LOUIS**  
HOMES LIMITED

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Ground Floor



First Floor



Directions

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	

**3 Coleridge Road**  
Greenmount, Bury, BL8 4EW  
**£1,250**



- Spacious Three Bedroom Semi Detached
- Three Receptions Plus UPVC Conservatory
- Driveway Parking For Two Or More
- Close To Schools & Transport Links
- Cul De Sac Position In A Sought After Area
- Attractive Gardens And Patio Area To Rear
- Available To Occupy Mid To Late June
- Internal Photos Coming Soon, Call Now

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.

# 3 Coleridge Road

## Greenmount, Bury, BL8 4EW

Charles Louis are delighted to offer to let this spacious and well presented semi detached three/four bedroom property, ideally situated close to amenities, schools and transport links and motorway network. To the ground floor the property briefly comprises entrance porch opening into hallway giving access to the lounge and onward to the dining room with French doors opening into a UPVC conservatory, fitted kitchen with integrated fridge/freezer and washing machine, and a good sized family room/fourth bedroom. To the first floor the property benefits from a beautifully light master bedroom with fitted robes, a second double bedroom to the rear with a lovely view, and a generous single third bedroom plus family bathroom. In addition this desirable property benefits from having an enclosed and very attractive garden with patio area, and ample parking to the front. Available mid to late June, this property is likely to generate a lot of interest. Viewing is encouraged at your earliest opportunity.

### Porch

uPVC door with windows beside opens into the porch with tiled flooring and inner uPVC door opening to the hallway.

### Hallway

With a gas central heating radiator, telephone point, power points, and stairs with under cupboard ascending to the first floor.

### Living Room

15'7 x 11'5 (4.75m x 3.48m)

With a front facing uPVC box bay window, feature fireplace with tiled hearth, gas central heating radiator, TV point, power points.

### Dining Room

11'5 x 8'11 (3.48m x 2.72m)

With a gas central heating radiator, power points and uPVC French doors opening to the conservatory.

### Conservatory

13'2 x 8'6 (4.01m x 2.59m)

uPVC conservatory with power points and French doors opening to the patio area.

### Kitchen

With a rear facing uPVC window overlooking the garden,, spot lighting, gas central heating radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, space for gas cooker, plumbing for dishwasher, integrated washing machine, integrated fridge/freezer, uPVC door to rear opening out to the patio area.

### First Floor Landing

With power points and access to the loft.

### Master Bedroom

13'5 x 11'7 (4.09m x 3.53m)

With front facing uPVC box bay window, fitted wardrobes, gas central heating radiator and power points

### Bedroom Two

11'1 x 9'4 (3.38m x 2.84m )

With rear facing uPVC window providing views out to Peel Tower, fitted wardrobes plus dressing area with drawers below, gas central heating radiator and power points

### Bedroom Three

9'10 x 7'10 (3.00m x 2.39m)

With a front facing uPVC window, fitted wardrobes and drawer set, gas central heating radiator and power points.

### Bathroom

7'10 x 7'3 (2.39m x 2.21m)

Fully tiled with a rear facing opaque uPVC window, tiled flooring, heated towel rail, spot lighting and three piece bathroom suite comprising panel enclosed bath with shower over and screen, low flush EC and hand wash basin with vanity unit.

### Rear Garden

An enclosed rear garden, mainly laid to lawn with plant and shrub borders and a patio area.

### Front Garden

Mainly laid to lawn with plant and shrub borders, and driveway providing parking for 2 or more cars.