

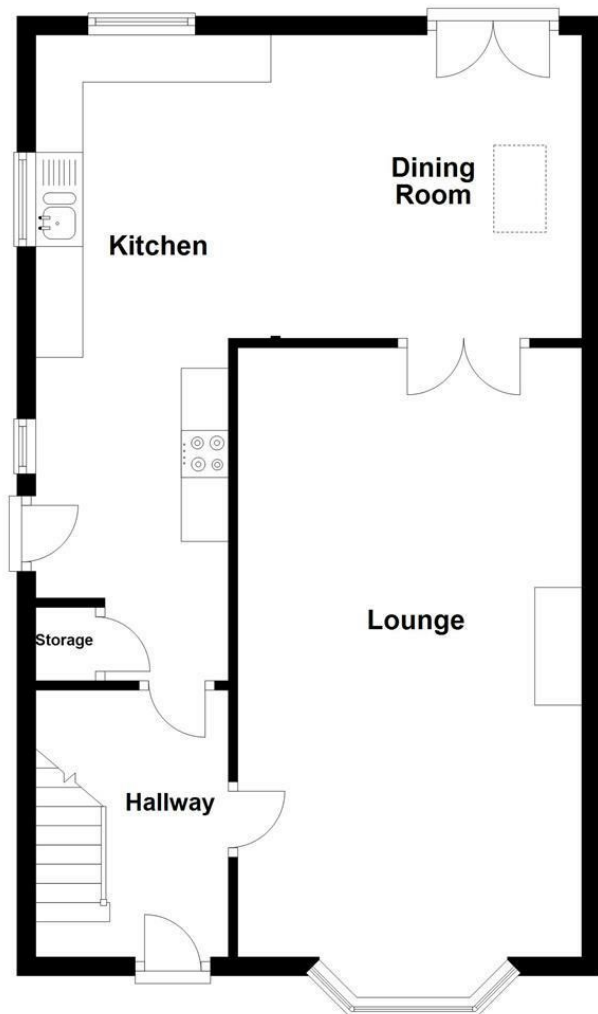


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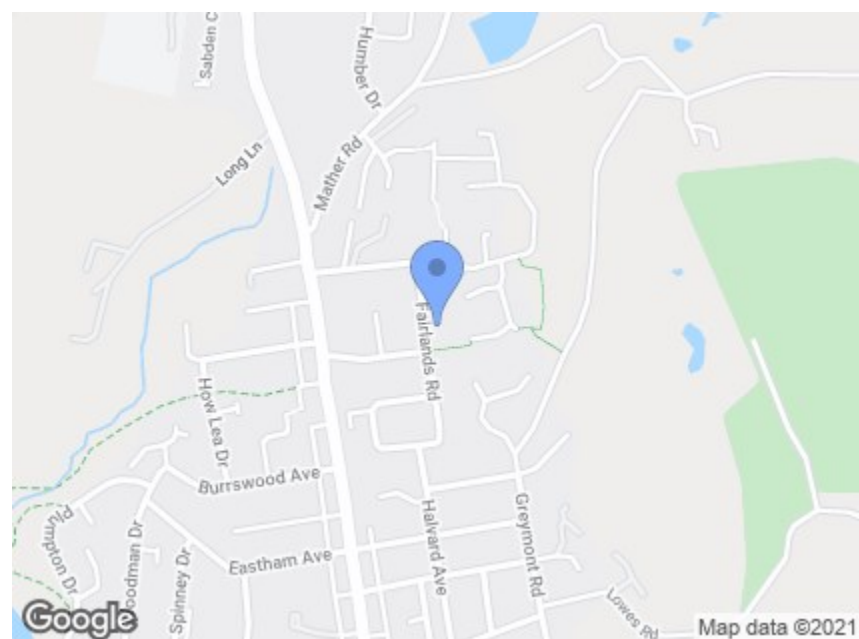
CHARLES LOUIS
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	69		

EU Directive 2002/91/EC

44 Fairlands Road
Bury, BL9 6QB

Offers over £260,000



- Well Presented Extended Semi Detached
- Open Plan Kitchen/Dining Room
- Good Sized Garden To Rear
- Ideal Location & Close To Local Amenities & Transport Links
- Four Good Sized Bedrooms
- Modern Fitted Three Piece Bathroom Suite
- Ample Driveway Parking
- A Must See!!! To Appreciate Size & Location

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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****A MUST SEE!!**WELL PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED**OPEN PLAN KITCHEN/DINING AREA**WELL SOUGHT AFTER LOCATION** Charles Louis Homes are pleased to bring to the market this well presented, extended four bedroom semi detached house. The property is situated in a well sought after location, close to local amenities and transport links. In brief the property comprises of entrance hallway, lounge with french doors leading into the open plan kitchen/dining room and french doors leading to good sized rear garden. To the first floor there are four bedrooms and family bathroom. To the rear of the property is a good sized garden mainly laid to lawn and a patio area and has ample driveway parking. The property benefits from gas central heating and double glazing throughout. Viewing is a must to appreciate size and charm of property!!**

Entrance Hallway

With a front facing uPVC entrance door opening into the hallway, laminate wood flooring, gas central heating radiator, stairs leading to the first floor.

Lounge

21'1 x 12'1 (6.43m x 3.68m)

With a front facing uPVC bay window, marble fireplace and surround with gas fire, gas central heating radiator, centre ceiling light, power points and French doors leading to the open plan kitchen/dining area.



Open Plan Kitchen/Dining Room

22'5 x 8'1 (6.83m x 2.46m)

With a rear and side facing uPVC window, fitted with a range of wall and base units with splash back tiles, inset 1.5 sink with mixer tap, built in gas oven, built in four ring gas hob, space for fridge/freezer, plumbing for dishwasher, plumbing for washing machine, space for dryer, tiled flooring, gas central heating radiator, spot lights, power points, velux windows, uPVC door to the side and french doors leading to rear garden.



Dining Area

10'6 x 10'2 (3.20m x 3.10m)

Velux skylight window, tiled flooring, gas central heating radiator, spot lights, French doors opening to the rear garden.



First Floor Landing

Leading off to Bedrooms one, two, three and four, family bathroom, access to loft with pull down ladder.

Master Bedroom

12'1 x 11'0 (3.68m x 3.35m)

With a front facing uPVC bay window, gas central heating radiator, centre ceiling light, power points.



Bedroom Two

10'6 x 10'6 (3.20m x 3.20m)

With a rear facing uPVC window overlooking garden, gas central heating radiator, TV point, power points and centre ceiling light.



Bedroom Three

10'5 x 7'10 (3.18m x 2.39m)

With a rear facing uPVC window overlooking garden, gas central heating radiator, TV point, power points and centre ceiling light.



Bedroom Four

8'3 x 8'0 (2.51m x 2.44m)

With a front facing uPVC window, gas central heating radiator, power points and centre ceiling light.



Bathroom

7'7 x 5'2 (2.31m x 1.57m)

With a side facing uPVC opaque window, fitted with a three piece bathroom suite, comprising of panel enclosed bath with shower above, low level WC, wash hand basin with vanity unit below, fully tiled walls, tiled flooring, chrome heated towel rail, inset spots



Rear Garden

An enclosed private rear garden, mainly laid to lawn with plants and shrub borders and patio area to the back.



Alternative View

