



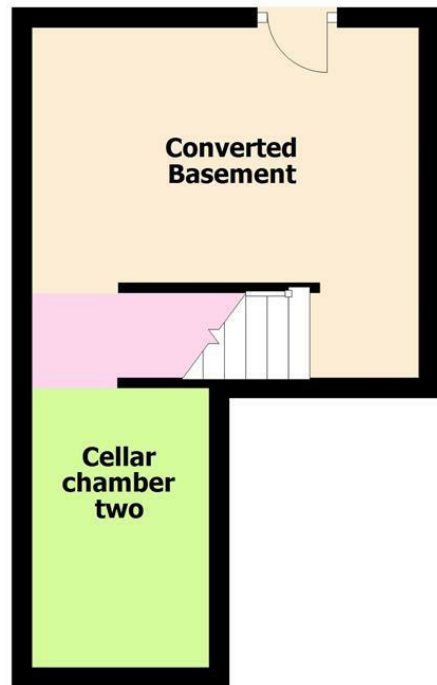
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CHARLES LOUIS

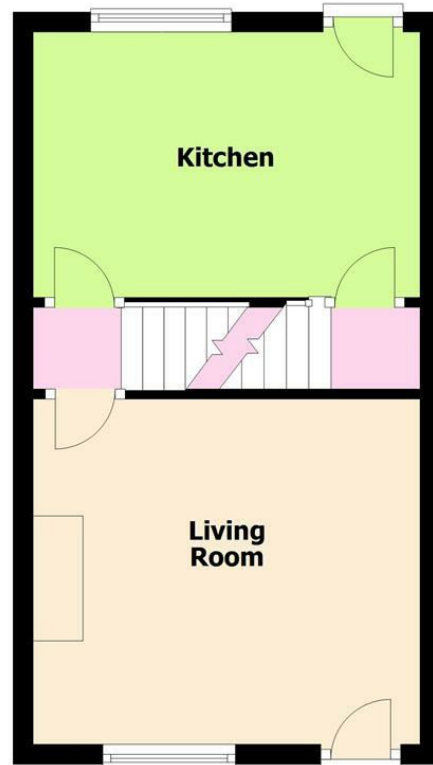
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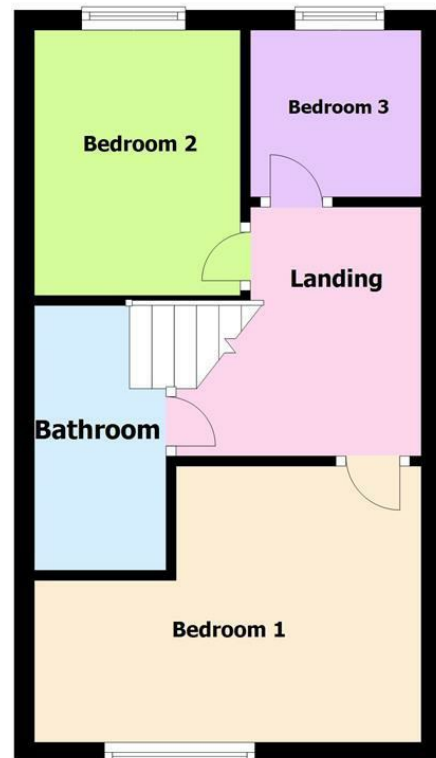
Basement



Ground Floor



First Floor



Directions

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

55 Blackburn Road

Edenfield, Bury, BL0 0JD

Offers in excess of £230,000



- Well Presented Three Bedroom Stone Cottage
- Recently Refurbished Throughout To A High Standard
- Set Over Three Levels & Sold With No Chain
- Open Views of Countryside To Rear
- Modern Fitted Kitchen/Diner With Access To Balcony and Garden
- Modern Fitted Three Piece Bathroom Suite
- Ideal for Motorway Networks and Amenities
- A Must See!! Viewing is Highly Recommended

55 Blackburn Road

Edenfield, Bury, BL0 0JD

- * 2 Bedroom Stone Cottage
- * Open Views To Rear
- * Ideal for First Time Buyers & Investors
- * Kitchen/Dining Room & Fitted Bathroom
- * Garden and Patio
- * GCH & Double Glazing
- * Cellar Chamber

****RECENTLY REFURBISHED THROUGHOUT**THREE BEDROOM STONE COTTAGE WITH STUNNING VIEWS OVER COUNTRYSIDE**SOLD WITH NO CHAIN**** Charles Louis Homes are pleased to bring to the market this three bedroom stone cottage, set over three levels with open views to the rear. This immaculate stone cottage has been fully refurbished throughout and is sold with no chain. The property in brief comprises of entrance vestibule leading off to living room, open plan kitchen diner, and access to downstairs which has been tanked and converted into living space with access to garden with open views over the country side. To the first floor there are three bedrooms and a modern fitted three piece bathroom suite. The property benefits from gas central heating and double glazing and is in close proximity to motorway access and local amenities. A MUST SEE!!! Viewing is highly recommended to appreciate the size and finish of the property.

Entrance Vestibule

Tiled Floor, centre light, access to living area

Living Room

14'8" x 14'4" max (4.47m x 4.37m max)

Upvc double glazed window to front elevation, gas central heating radiator, inset spots.



Open Plan Kitchen/Dining Room

13'9" x 13'9" (4.19m x 4.19m)

Upvc double glazed window to rear elevation with views overlooking countryside. Fitted with a range of modern fitted wall and base units with complementary work tops, inset sink and mixer tap, breakfast island with storage below to seat 4, integrated fridge freezer, plumbed for washer dryer, wall mounted combination boiler, integrated oven and hob with extractor fan above, laminate wood flooring, gas central heating radiator, inset spots, access to cellar, access to garden.



Converted Basement

12'8" x 13'1" (3.86m x 3.99m)

Inset spots, power points and access out to the rear garden.



Cellar Chamber Two

5'3" x 12'6" (1.60m x 3.81m)

First Floor Landing

Access to bedroom one, two three and modern fitted bathroom, loft access.

Bedroom One

14'2" x 12'7" (4.32m x 3.84m)

Upvc double glazed window to front elevation, gas central heating radiator, centre ceiling light.



Bedroom Two

9'2" x 14'1" (2.79m x 4.29m)

Upvc double glazed window to rear elevation with with open views overlooking countryside, gas central heating radiator, centre ceiling light.



Bedroom Three

10'6" x 4'8" (3.20m x 1.42m)

Upvc double glazed window to rear elevation with with open views overlooking countryside, gas central heating radiator, centre ceiling light.



Bathroom

9'3" x 4'6" (2.82m x 1.37m)

Fitted with a modern three piece suite comprising of low level wc, hand wash basin and bath with shower above, gas central heating radiator, part tiled walls, laminate wooden flooring, inset spots.



Alternative View



Rear Garden

Stone steps leading down from rear door to garden, lawned area with shrubbery and plantings enclosed with wood panel fencing. There is also a possibility of extending the garden into the neighbouring field.



Views over Countryside

