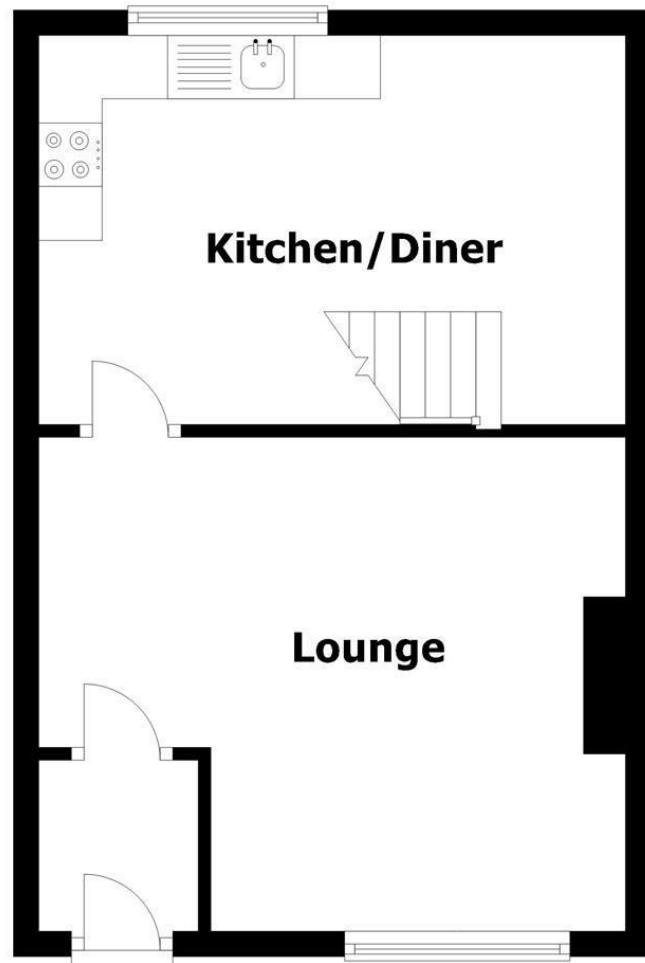
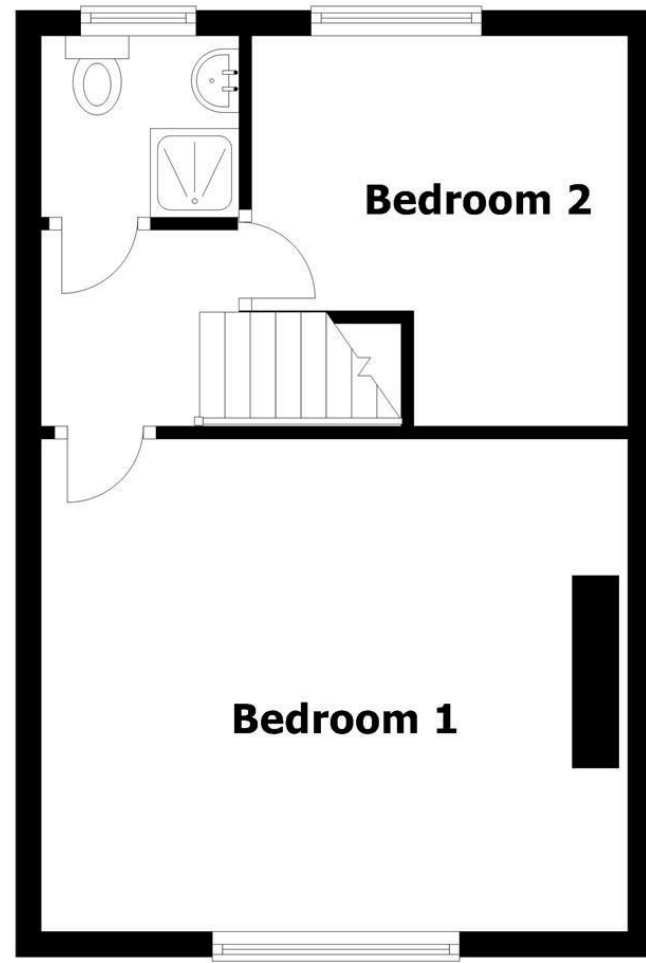


Ground Floor



First Floor



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

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



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	

1 Baldingstone , Bury, BL9 6RX

Offers over £155,000



- Well Presented With Original Features
- Sold With No Chain
- Gas central Heating & Double Glazed Throughout
- Popular & Convenient Location

- Two Bedroom Mid Terrace Cottage
- Living Room & Kitchen / Diner
- Private Yard To Rear
- Viewing is Highly 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.

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1 Baldingstone

, Bury, BL9 6RX

SOLD WITH NO CHAIN**WELL PRESENTED, TWO BEDROOM MID TERRACED COTTAGE**SITUATED IN A GOOD LOCATION & COUNTRYSIDE VIEWSCharles Louis Homes are pleased to bring to the market this Well Presented two Bedroom Mid Terrace Cottage, located in a good location near Bury Town Centre, with views overlooking countryside. The property in brief comprises of porch leading off to living room, kitchen/diner with access to rear garden and access to first floor. To the first floor there are two bedrooms and a shower room. The property benefits from being fully double glazed and gas central heating throughout. The property is well presented and is located in close proximity to Bury Town Centre. Viewing is recommended to appreciate property.

Entrance Vestibule

Door to front elevation with access to living room.

Living Room

15'2 x 12'9 (4.62m x 3.89m)

Double glazed window to front elevation, original wooden beams, gas central heating radiator, wall mounted electric fire and central ceiling light.



Kitchen/Diner

15'1 x 10'1 (4.60m x 3.07m)

Double glazed door to rear elevation, Fitted with a range of wall and base units, inset sink with mixed tap and drainer, laminate worktops, splash back tiles, induction hob and extractor above, integrated oven, space for fridge/freezer, space for washing machine, space for dryer, laminate flooring, gas central heating radiator, centre ceiling light, access to first floor and door leading out to rear garden.



Alternative View



Bedroom One

15'2 x 12'9 (4.62m x 3.89m)

Double glazed window to front elevation, gas central heating radiator and centre ceiling light.



Bedroom Two

10'5 x 9'6 (3.18m x 2.90m)

Double glazed window to rear elevation, gas central heating radiator and centre ceiling light.



Shower Room

5'1 x 4'8 (1.55m x 1.42m)

Double glazed window to rear elevation, gas central heating radiator and centre ceiling light. Fitted with a three piece suite comprising low level WC, hand wash basin and walk in shower unit,

Rear Yard

Courtyard to rear with steps leading to upper level, outside shed and surrounded with shrubs and plants.

