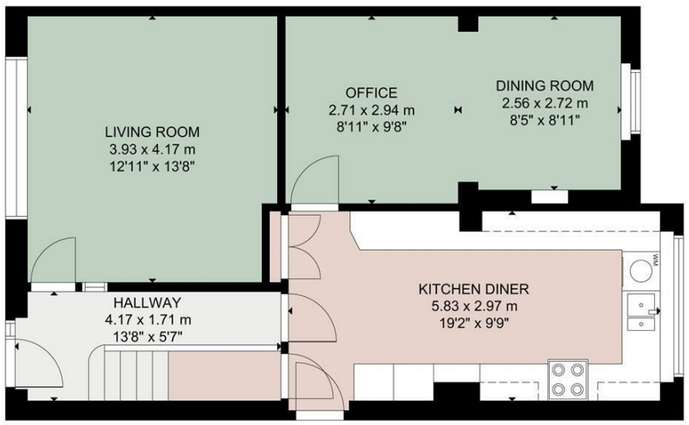
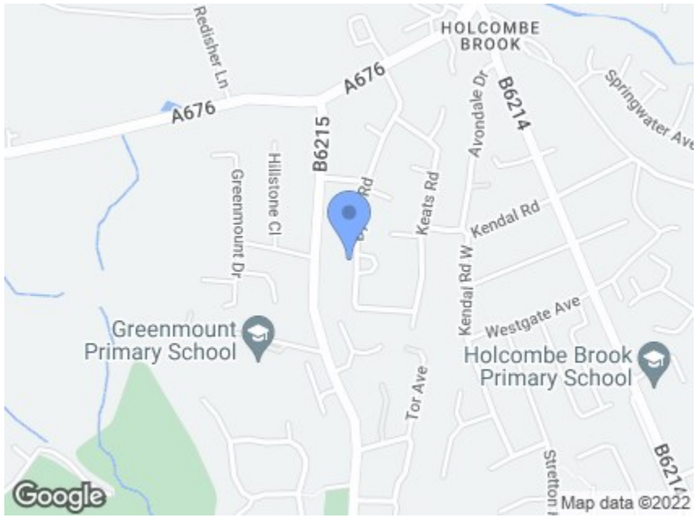


FLOOR 1

FLOOR 2

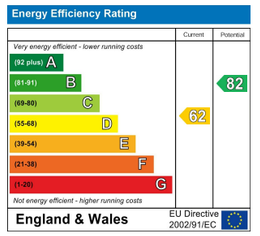
GROSS INTERNAL AREA
TOTAL: 100 m²/1,070 sq ft
FLOOR 1: 59 m²/630 sq ft, FLOOR 2: 41 m²/440 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

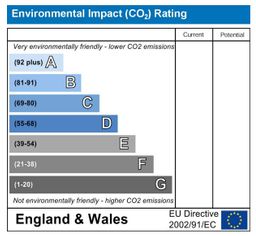
CHARLES LOUIS
HOMES LIMITED



Directions

From our central Ramsbottom office, head south on Bolton St towards Smithy St, turn left onto Ash Grove, Byron Road is on your left.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

CHARLES LOUIS
HOMES LIMITED

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

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

49 Byron Road

Greenmount, Bury, BL8 4EN

Offers in excess of £325,000

3 1 2 D

- **Extended & Well Presented Family Home**
- **Sought After Location in Greenmount**
- **Extended Breakfast Kitchen, Ample Storage**
- **Attractive Gardens to Front, Side & Rear**
- **Substantial Corner Plot with Lovely Views**
- **Spacious Lounge & Extended Dining Room**
- **Fitted Wardrobes To Bedrooms One & Two**
- **Garage & Driveway, A Must See Property**

49 Byron Road

Greenmount, Bury, BL8 4EN

A MUST SEE!!!**SET ON A CORNER PLOT**EXTENDED & WELL PRESENTED**THREE BEDROOM SEMI DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION Charles Louis Home are pleased to bring to the market, this 3 bedroom semi detached property in sought after area of Greenmount. The property in brief comprises of an entrance hall, lounge,, dining room, kitchen, stairs lead to the first floor landing, three bedrooms and a family bathroom. The property benefits from gas central heating and uPVC windows throughout. There is a driveway at the front of the property that leads to a single detached garage, gardens to both front and rear with space to the side for potential extension.

Entrance Hall
Opening through a Composite front entrance door into the hallway with coving, radiator, telephone point, power point and stairs ascending to the the first floor.

Lounge
13'8" x 12'10" (4.17 x 3.93)
With a front facing UPVC picture window, coving, radiator, TV point and power points.

Dining Room & Office
9'7" x 8'10" & 8'11" x 8'4" (2.94 x 2.71 & 2.72 x 2.56)
Situated to the rear and extended, with a rear facing UPVC window offering partial countryside views, coving, radiator, TV point and power points.

Dining Room & Office Alternative View

Kitchen
19'1" x 9'8" (5.83 x 2.97)
An extended kitchen with a rear facing UPVC window, under stairs cupboard, cloaks cupboard, radiator and ample power points, fitted with a range of wall and base units with inset sink and drainer unit, breakfast bar, integrated fridge freezer, plumbing for a washing machine, and electric cooker point with extractor hood. With a composite door to the side opening outward.

Kitchen Alternative Views

Landing
With a side facing UPVC window with views out over countryside, coving, power point and loft hatch opening with a pull down ladder to the partly boarded loft space.

Master Bedroom
12'3" x 8'7" to robes (3.74 x 2.64 to robes)
With a front facing UPVC window, fitted mirrored wardrobes with under lighting, matching fitted headboard with bedside cabinets, radiator and power points.

Bedroom Two
11'3" x 9'5" (3.44 x 2.88)
With a rear facing UPVC window offering far reaching views out over countryside, fitted mirrored wardrobes with underlighting, radiator and power points.

Bedroom Three
8'8" x 7'11" (2.66 x 2.43)
With a front facing UPVC window, radiator and power points.

Bathroom
8'1" x 5'4" (2.47 x 1.63)
Fully tiled with a front facing UPVC opaque window, spotlighting, tiled flooring, heated towel rail and three piece bathroom suite comprising panel enclosed bath with centre taps and shower over with screen, low flush WC and hand wash basin with vanity unit.

Gardens
Side entrance gate opens into neatly presented gardens to the rear featuring a large patio area descending to the lawn with plant and shrub borders.

Gardens Alternative View

Garage & Parking
Driveway parking for at least three vehicles leading to a detached garage with an up and over door, power and lighting.