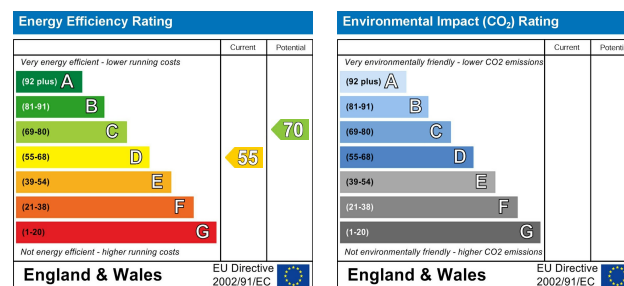


GROSS INTERNAL AREA
TOTAL: 131 m²/1,405 sq ft
FLOOR 1: 45 m²/481 sq ft; FLOOR 2: 44 m²/474 sq ft
FLOOR 3: 42 m²/450 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions



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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62 Bury Road
Edenfield, Bury, BL0 0ET

Offers in excess of £260,000



- Spacious, Well Presented & Characterful Cottage
- Sought After Location Close to Amenities
- Two Double Bedrooms & Stylish Bathroom
- Attractive Garden To The Rear Plus Parking Space
- Accommodation over Three Floors Plus Cellar
- Lounge & Generous Dining Kitchen
- Loft Room Currently Used as a Bedroom
- Early Enquiry Strongly Encouraged

62 Bury Road

Edenfield, Bury, BL0 0ET

A well appointed and spacious stone cottage with an attractive enclosed garden situated in the sought after Edenfield area close to good schools, local amenities and motorway links. This very nicely presented family home offers accommodation over three stories and benefits from having cellar space, a lovely garden, parking space and plenty of character.

Comprising lounge, a generous dining kitchen with concealed access to the cellar space on the ground floor, two double bedrooms and a stylish bathroom to the first floor, and stairs ascending to the loft room currently used as the master bedroom. Viewing is essential in order to appreciate the property's size and many desirable attributes.

Lounge

14' x 12' (4.27m x 3.66m)
Front entrance door opens into the lounge with; a front facing UPVC window, coving, ornate centre ceiling rose, spotlighting and centre ceiling light, wood flooring, feature fireplace with log burner and tiled hearth, radiator, TV point, power points and stairs ascending to the first floor.



Dining Kitchen

17'5 x 14'4 (5.31m x 4.37m)
With a rear facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, gas oven with gas hob and extractor hood, plumbing for a dishwasher/washing machine, space for a fridge and a freezer, walk in under stairs cupboard/pantry with heated towel rail and lighting, and door opening out to the garden. A concealed floor hatch opens to the cellar space measuring 4.2m x 1.7m (13'9" x 5'6").



First Floor Landing

With spotlighting, power points and door opening to the stairwell which leads to the loft room.

Bedroom One

17'6" x 11'11" (5.33m x 3.63m)
With a front facing UPVC window, radiator and power points.



Bedroom Two

12'3" x 11'2" (3.73m x 3.40m)
With a rear facing UPVC window, storage cupboard, radiator and power points.



Bathroom

11'2" x 4'9" (3.40m x 1.45m)
Partly tiled with spotlighting, rear facing opaque UPVC window, tiled flooring, heated towel rail, extractor fan and three piece suite comprising; panel enclosed bath with waterfall shower over, separate hand held attachment and screen, low flush WC and hand wash basin with vanity unit.



Loft Room

26'10" x 16'9" (8.18m x 5.11m)
A fantastic space currently used by the sellers as the master bedroom, with front and rear facing double glazed windows and a velux, feature wooden beams, radiator and power points.



Rear Garden

Private rear garden enclosed with fencing with rear access gate, featuring a paved patio area and on expanse of faux lawn.

