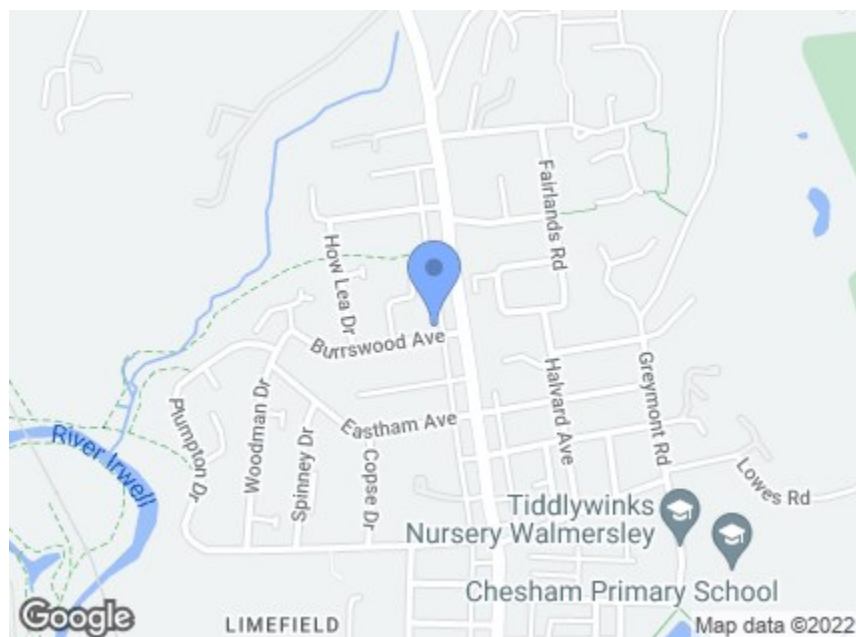
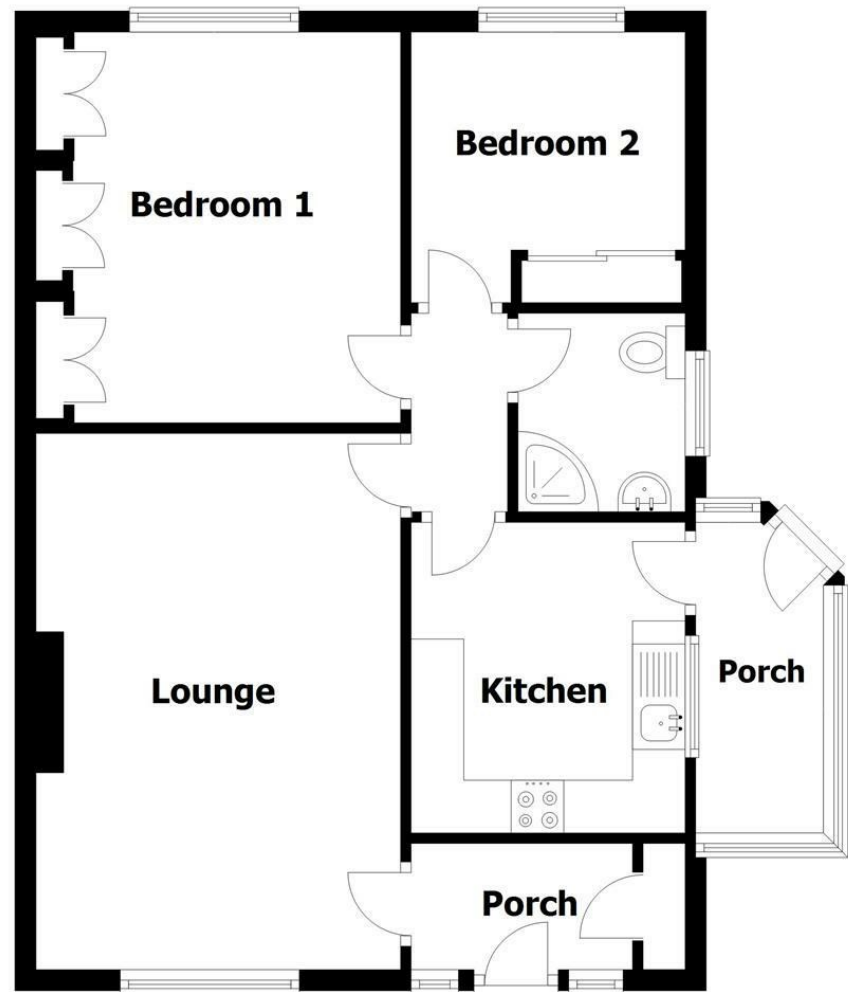


Ground Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A		Very environmentally friendly - lower CO ₂ emissions		
(81-91)	B		(92 plus)	A	
(69-80)	C		(81-91)	B	
(55-68)	D		(69-80)	C	
(39-54)	E		(55-68)	D	
(21-38)	F		(39-54)	E	
(1-20)	G		(21-38)	F	
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		

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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Limefield, Bury, BL9 5HW

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- Nicely Positioned & Well Appointed Bungalow
- Modern Fitted Kitchen with Fitted Appliances
- Stylish & Modern Shower Room
- Detached Garage and Ample Parking

- Spacious Lounge/Diner with Feature Fireplace
- Two Bedrooms with Fitted Suites
- Low Maintenance Garden To Rear
- Offered Chain Free & Must be Viewed

2 Burrswood Avenue

Limefield, Bury, BL9 5HW

****A BEAUTIFULLY POSITIONED & WELL APPOINTED SEMI DETACHED BUNGALOW** POPULAR RESIDENTIAL AREA CLOSE TO CITY CENTRE & ALL AMENITIES** OFFERED CHAIN FREE** Charles Louis are delighted to offer for sale this spacious and well presented semi detached bungalow briefly comprising entrance porch, lounge diner, modern fitted kitchen with integrated appliances, a side porch/utility, inner hallway, master bedroom fitted with wall to wall wardrobes and dressing unit, a second bedroom with robes and dressing unit, and a stylish and modern shower room. To the rear the property benefits from having a paved and easy to maintain garden with plant and shrub borders, plenty of parking available on the driveway and a detached garage with power and lighting and overhead storage. Viewing is strongly recommended.**

Front Entrance Porch

UPVC front entrance door opening into the porch with glazed windows beside, coving, radiator and a storage/cloaks cupboard housing the boiler.

Lounge

16'8 x 11'4 (5.08m x 3.45m)

With a front facing UPVC picture window, coving, feature fireplace with marble hearth and mantle and inset gas fire, radiator, TV point and power points.



Kitchen

9'8 x 8'6 (2.95m x 2.59m)

With a side facing UPVC window, coving, spotlighting, tile effect flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, built in electric oven and microwave at eye level, gas hob with extractor hood, integrated fridge and UPVC door opening to the side porch.



Side Porch/Utility

9'2 x 4'1 (2.79m x 1.24m)

With front and side facing UPVC windows, radiator, power points and plumbing for a washing machine.



Inner Hall

With access hatch to the fully boarded loft space with a winch for easy storage. Leading to;

Bedroom One

12'3 x 9'6 (to robes) (3.73m x 2.90m (to robes))

With a rear facing UPVC window, coving, spotlighting, fitted wardrobes, dressing unit and bedside cabinets, radiator and power points.



Bedroom Two

8'7 x 7'0 (to robes) (2.62m x 2.13m (to robes))

With a rear facing UPVC window, coving, fitted wardrobes and dressing table, radiator and power points.



Shower Room

6'2 x 5'4 (1.88m x 1.63m)

Fully tiled with a side facing UPVC glazed window, spotlighting, heated towel rail, walk in shower unit with mains fed shower, low flush WC and hand wash basin with vanity unit.



Rear Garden

A private rear garden paved for easy maintenance with a variety of plants and shrubs, and external water supply.



Garage

16'4 x 10'5 (4.98m x 3.18m)

A detached garage built in by the previous owner approximately 2008, with an electric roller door, power and lighting, side facing window and overhead storage.

