

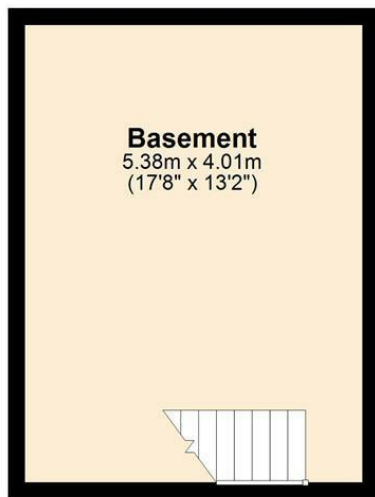


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

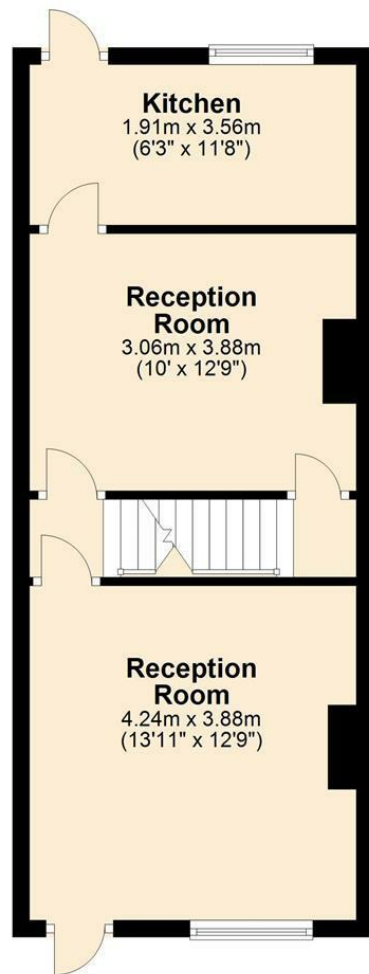
CHARLES LOUIS
HOMES LIMITED

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Ground Floor
Approx. 21.6 sq. metres (232.2 sq. feet)



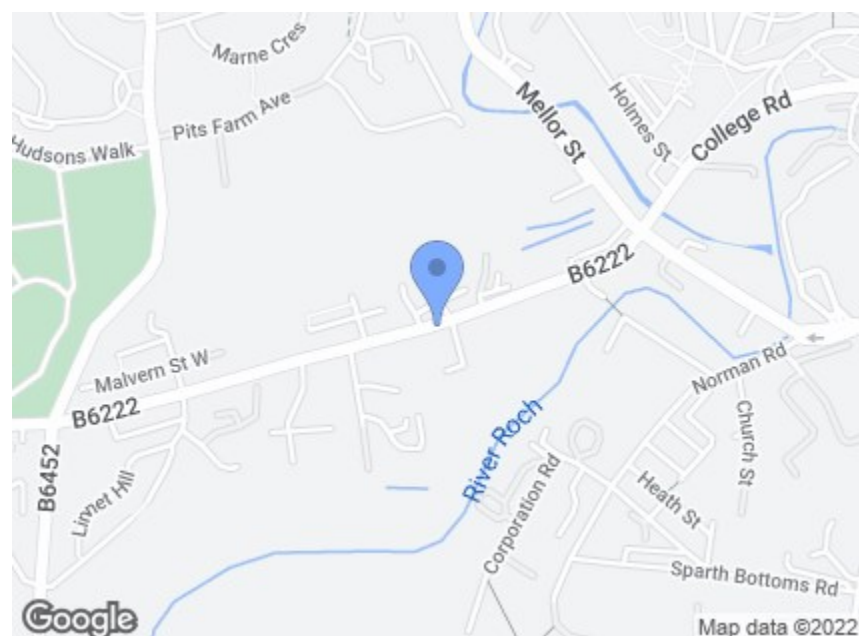
First Floor
Approx. 39.9 sq. metres (429.3 sq. feet)



Second Floor
Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 98.9 sq. metres (1064.7 sq. feet)



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

336 Bury Road
, Rochdale, OL11 4EB

Offers in the region of £140,000



- Two Bedroom Mid Terrace House
- Gas Central Heating and Double Glazing
- Sold with No Chain and Vacant Possession
- Located in close proximity to amenities and transport links
- Recently refurbished throughout
- Modern Fitted Kitchen and Bathroom
- Ideal for Investors and First Time Buyers
- Viewing is essential to appreciate property

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***RECENTLY RENOVATED**SOLD WITH NO CHAIN**TWO BEDROOM MID TERRACED HOUSE**Charles Louis Homes are delighted to bring to the market a newly renovated two-bedroom mid-terrace home, situated within walking distance to Rochdale town centre and ideally positioned for commuting.

The property in brief comprises; a UPVC entrance door that leads into one of two good-sized reception rooms, upon entrance into the second reception room you can access the newly renovated kitchen that overlooks the low-maintenance rear courtyard, which can be accessed through a rear-facing UPVC door. On the first floor are two bedrooms and a modern fitted family bathroom. The property is sold with no chain and vacant possession, viewing is essential to appreciate the property.

Reception Room One

13'11 x 13'10 (4.24m x 4.22m)
With a front-facing UPVC entrance door and window, power points, TV point, space for an electric fire, central ceiling light, and access to the stairs and reception room two.



Alternative View



Reception Room Two

12'8 x 12'6 (3.86m x 3.81m)
With access to the kitchen, power points, central ceiling light, and access to under-the-stairs storage.



Kitchen

11'8 x 6'3 (3.56m x 1.91m)
With a rear-facing UPVC window overlooking the rear courtyard, laminate wood effect flooring, power points, a range of wall and base units with contrasting work surfaces, an inset sink and drainer unit, a built-in electric oven, electric hob with extractor hood, plumbing for washing machine, space for a fridge, and a UPVC door to the rear.



Alternative View



Master Bedroom

13'36 x 13'1 (3.96m x 3.99m)
With a front-facing UPVC window, radiator, central ceiling light, and power points.



Bedroom Two

12'5 x 8'8 (3.78m x 2.64m)
With a rear-facing UPVC window, and radiator.



Bathroom

7'3 x 5'10 (2.21m x 1.78m)
Fully tiled with a rear-facing opaque UPVC window, laminate wood effect flooring, heated towel rail, three-piece suite comprising; panel enclosed bath with electric shower and glass screen, low flush W/C, and hand wash basin with vanity unit.



Alternative View



Rear Courtyard

An enclosed low-maintenance courtyard, with steps leading to a potential seating area.



Alternative View

