



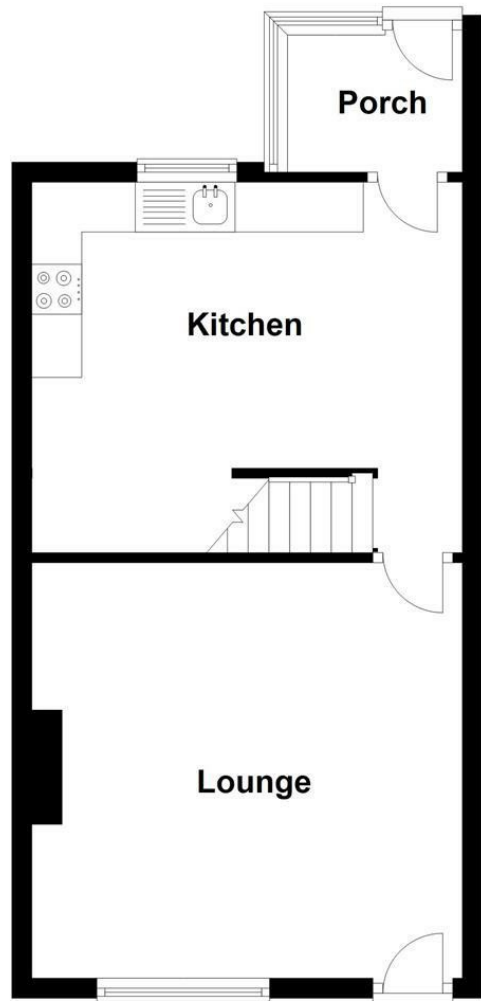
Charles Louis Homes Ltd
 4 Bolton Street
 Ramsbottom
 Bury
 BLO 9HX

CHARLES LOUIS

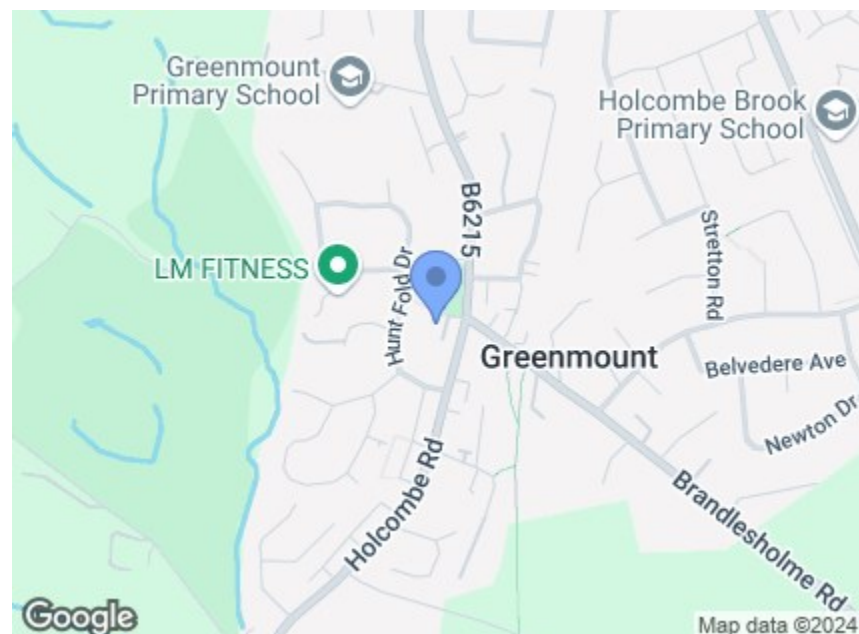
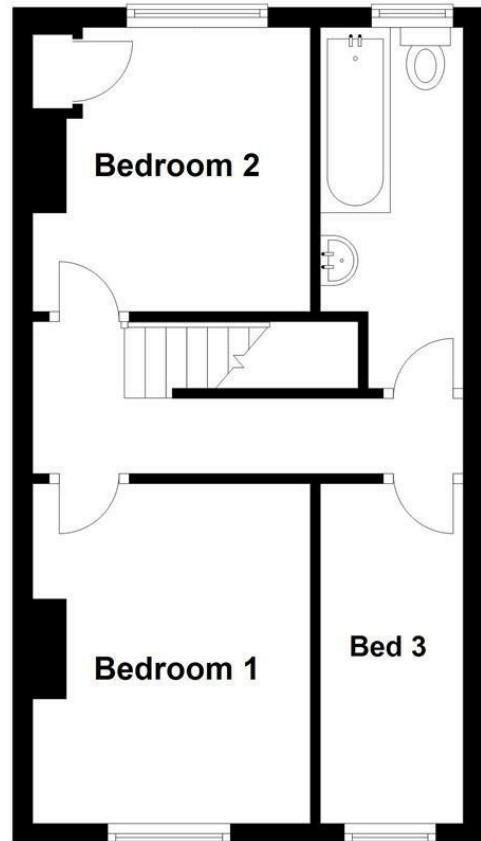
HOMES LIMITED

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Ground Floor



First 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 (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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

6 Lomax Street
 Greenmount, Bury, BL8 4BH
£925 Per month



- Spacious & Nicely Positioned Family Home
- Good Size Lounge & Modern Fitted Kitchen
- Two Double Bedrooms & a Single
- Unfurnished & Available Late September
- Much Sought after Greenmount Area
- Rear Porch & Off Street Parking
- Modern Bathroom With 3 pc Suite
- Early Enquiry Strongly 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.

6 Lomax Street

Greenmount, Bury, BL8 4BH

Charles Louis are pleased to present To Let this spacious family home situated in the much sought after Greenmount area of Bury. Tucked away close to the church, with a pleasant outlook to the front, this property is well presented and ready to occupy as soon as possible.

Comprising in brief; lounge with feature fire, modern fitted kitchen, rear porch, two double bedrooms and a small single, family bathroom and a courtyard to the rear which could instead provide an off street parking space.

The property is ideal for a small family or for a professional couple in need of guest bedrooms and/or home office space. Early enquiry is recommended to avoid disappointment.

Lounge

14'2 x 13'8 (4.32m x 4.17m)

UPVC front entrance door opening into the lounge with a front facing UPVC double glazed window, centre ceiling light and 2 wall lights, laminate wood effect flooring, feature fireplace with an electric fire, radiator, TV point and power points.



Kitchen

14'2 x 9'1 (min) (4.32m x 2.77m (min))

With a rear facing UPVC window, spotlighting, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a washing machine and space for a fridge freezer. UPVC door opens to the rear porch.



Rear Porch

5'9 x 4'6 (1.75m x 1.37m)

With rear and side facing UPVC windows, tiled flooring and UPVC door opening out to the rear parking area.



Bedroom One

11'2 x 9'2 (3.40m x 2.79m)

With a front facing UPVC window, radiator, TV point and power points.



Bedroom Two

9'2 x 9'1 (7'9 min) (2.79m x 2.77m (2.36m min))

With a rear facing UPVC window, laminate flooring, built in cupboard housing boiler, radiator, telephone point and power points.



Bedroom Three

11'2 x 4'9 (3.40m x 1.45m)

Small single bedroom with a rear facing UPVC window, radiator and power points.



Bathroom

12'3 x 4'9 (3.73m x 1.45m)

Partly tiled with rear facing opaque window, spotlighting, tiled flooring, heated towel rail and extractor fan, fitted with a three piece bathroom suite in white comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



Rear Yard/Off Road Parking

To the rear of the property is an open gravelled area allowing off street parking for 1 vehicle, or for use as a courtyard.

Front Alternate View



Council Tax Band B