

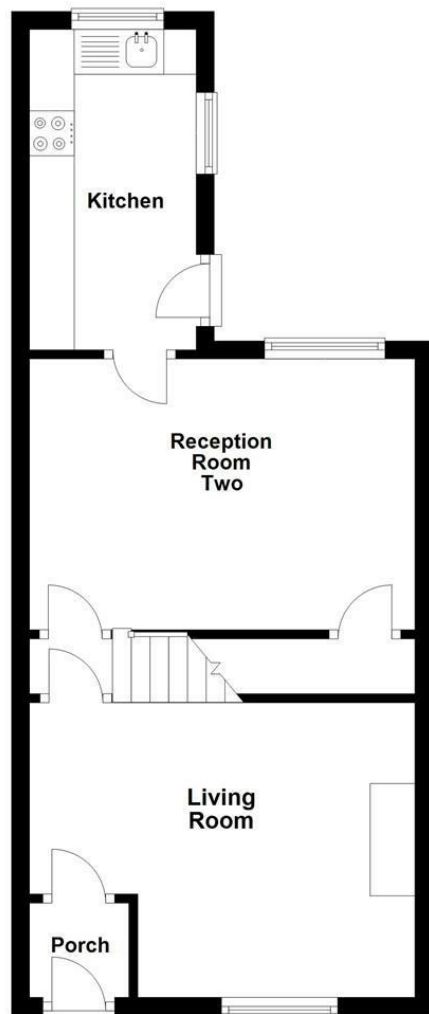


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

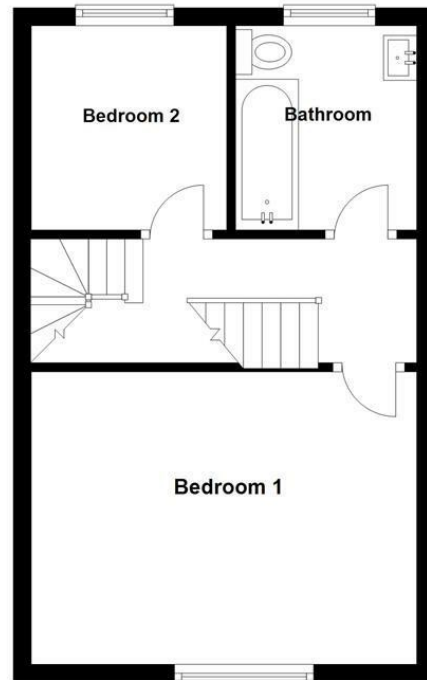
CHARLES LOUIS
HOMES LIMITED

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

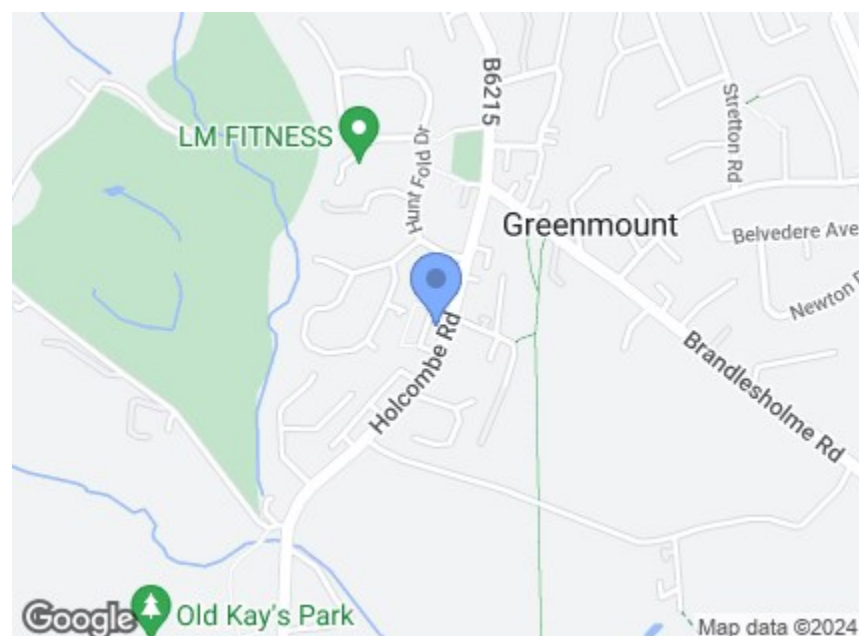
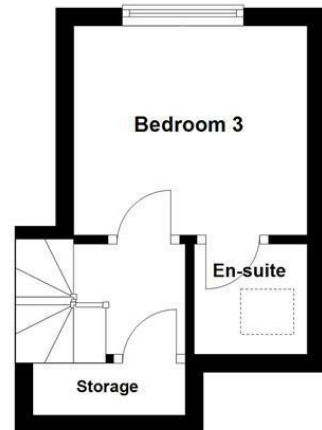
Ground Floor



First Floor



Second Floor



Directions

From our Ramsbottom office, at the traffic lights turn right on to Bolton Rd West. After 1.5 miles, turn left onto Holcombe road and continue down until you see the property with a Charles Louis for sale sign outside on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
52	71		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 52, Potential: 71.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: (blank), Potential: (blank).

279 Holcombe Road
Greenmount, Bury, BL8 4BD
£1,250 Per month



- Spacious Mid Terraced House
- Set Over Three Levels
- Two Bedrooms to the First Floor
- Private Court Yard To the Rear

- Recently Refurbished & Modernised
- Two Reception Rooms & Kitchen
- Second Floor Bedroom With En Suite
- Available Early August, Enquire Today

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.

279 Holcombe Road

Greenmount, Bury, BL8 4BD

A well presented and spacious terraced family home situated in the heart of Greenmount Village offered unfurnished and available to occupy from early August. Set in a sought after area and laid out over three floors, the property comprises in brief; entrance hallway, two reception rooms, kitchen with washer and fridge freezer included as well as a built in cooker, with two bedrooms and family bathroom to the first floor, and a third bedroom with en suite to the second floor. To the rear there's a walled courtyard and room to park one car directly behind the property.

The location offers excellent access to both Bury and Ramsbottom centres, local shops and schools. The property has been recently renovated with works to include a new roof, boiler, kitchen and bathroom. A Must See!

Entrance Hallway

UPVC entrance door to front giving access to the lounge.

Lounge

13'10 x 11'8 (4.22m x 3.56m)

UPVC double glazed window to the front elevation, central ceiling light with decorative rose, living flame effect gas fire with feature surround, gas central heating radiator, TV point and power points.

Alternative View

Reception Room Two

13'10 x 12'2 (4.22m x 3.71m)

UPVC double glazed window with to the rear elevation, centre ceiling light, under stairs storage, built in storage cupboard housing the boiler, gas central heating radiator and power points.

Kitchen

11'11 x 6'1 (3.63m x 1.85m)

Two UPVC double glazed windows with view into courtyard, centre ceiling light, gas central heating radiator and power points. Newly fitted kitchen comprising fitted wall and base units with contrasting worktops, integrated electric oven, gas hob with stainless steel extractor and splashback tiles, with washing machine and American Style Fridge Freezer to remain. UPVC door gives access to the courtyard.

First Floor Landing

Landing area with access to two bedrooms, a bathroom and stair ascending to the second floor bedroom

Master Bedroom

13'9 x 11'7 (4.19m x 3.53m)

UPVC double glazed window to the front elevation, centre ceiling light, gas central heating radiator and power points.

Bedroom Two

8'5 x 7'1 (2.57m x 2.16m)

UPVC double glazed window to the rear elevation, centre ceiling light, gas central heating radiator and power points.

Bathroom

8'4 x 6'3 (2.54m x 1.91m)

UPVC frosted glass window to the rear elevation, fully tiled walls, inset spot lights and gas central heating radiator, newly fitted with a three piece bathroom suite in white comprising bath with side panel and shower over, low level WC and hand wash basin with vanity unit, . .

Second Floor Landing

With centre ceiling light with built in storage.

Bedroom Three

12'4 x 7'1 (3.76m x 2.16m)

UPVC double glazed window to the rear elevation, centre ceiling light, gas central heating radiator and power points.

En-Suite

Double glazed Velux window to the front elevation, centre ceiling light and gas central heating radiator, fitted with a three piece suite comprising walk in shower unit, low level WC and corner hand wash basin.

Rear Courtyard

Enclosed private paved yard with walled surround and gate access to the rear

Front External

To the front of the property is a low maintenance shale and slate garden with mature planted borders, pathway and steps to the front door.

Council Tax Band B