



Charles Louis Homes Ltd
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Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 74 m²/792 sq ft
GROUND FLOOR: 74 m²/792 sq ft
EXCLUDED AREAS: GARAGE: 18 m²/199 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

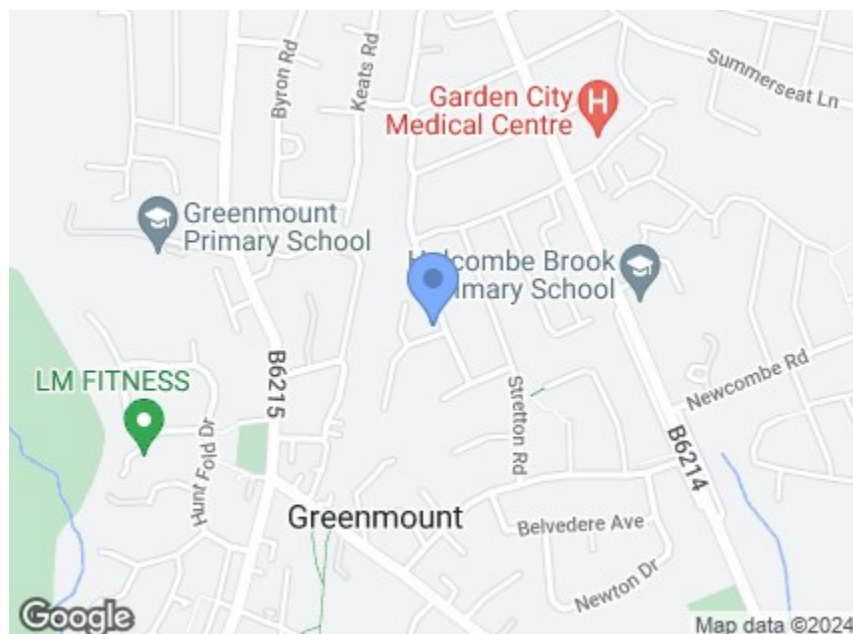


2 Bodiam Road
Greenmount, Bury, BL8 4DW
Asking price £280,000



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and then turn left onto Ash Grove. Next turn left onto Keats Rd and then turn left onto Glenmore Rd. Then turn right onto Kendal Rd W and right onto Bodiam Rd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	A	A
56	83	B	A
	83	C	A
	83	D	A
	83	E	A
	83	F	A
	83	G	A

- Well presented Semi Detached bungalow in the heart of Greenmount
- Two double bedrooms, En-suite & family bathroom
- Set in a quiet cul de sac location, in a well sought after area
- Well proportioned private rear garden & patio area
- **Sold with no onward chain**
- Garage with ample driveway parking
- Close to all local amenities, transport links, countryside walks & palks
- A Must See!!! Viewing highly recommended to appreciate, location & charm

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2 Bodiam Road

Greenmount, Bury, BL8 4DW

****SOLD WITH NO CHAIN** WELL PRESENTED LIGHT AND SPACIOUS SEMI DETACHED TWO BEDROOM BUNGALOW** EXCELLENT POSITION. SET IN A QUIET CUL DE SAC LOCATION** Charles Louis Homes are pleased to bring to the market this well presented two bedroom semi detached bungalow, set in a well sought after location.**

Nestled in a quiet cul-de-sac location in Greenmount, the property offers privacy and tranquillity. Despite its peaceful setting, the property is conveniently close to various local amenities within walking distance, including shops, supermarkets, excellent schools, doctors, dentist, local post office, restaurants and countryside parks.

Sold with no onward chain, this property offers an impressive amount of space, rarely found in most bungalows. The accommodation includes an entrance hallway leading to a bright and airy reception room. Adjacent to the rear is a double bedroom with a garden view, second double bedroom with en-suite shower room, along with a family bathroom and a fitted kitchen with access to garage. The bungalow benefits from having double glazed windows, gas central heating, cavity wall insulation, new roof and ample storage space. The property also offers driveway parking for three cars and a well-maintained rear garden with a flagged patio and lawn.

A Must See!!! Viewing essential to appreciate size and location of property.

Entrance Hallway

3'11 x 20 (1.19m x 6.10m)
uPVC entrance door opening into the hallway with a uPVC double glazed window above, coving, radiator and loft access.

Living Room

12'1 x 17 (3.68m x 5.18m)
With a front facing double glazed window, central ceiling light, gas fire and surround, radiator and power points



Alternative view



Kitchen

7'11 x 13'3 (2.41m x 4.04m)
Double glazed window to front elevation, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, space for oven and gas hob with extractor fan, space for a fridge, wood effect laminate flooring



Alternative view



Bedroom One

12'1 x 11'4 (3.68m x 3.45m)
Rear facing uPVC double glazed window, coving, radiator, power points central ceiling light and built in wardrobes.



Bedroom Two

12'3 x 7'11 (3.73m x 2.41m)
Rear facing uPVC double glazed window, coving, radiator, power points and central ceiling light



En-suite

7'2 x 6'6 (2.18m x 1.98m)
Partially tiled with a rear facing opaque uPVC double glazed window, radiator, walk in shower cubicle with electric shower, WC and a hand wash basin with pedestal.



Bathroom

7'11 x 6'3 (2.41m x 1.91m)
Partially tiled with vinyl flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath, low flush WC and a hand wash basin with pedestal.



Garage

12'1 x 16'6 (3.68m x 5.03m)
Up and over door, power sockets, lighting and storage cupboards

Rear Garden

An enclosed private rear garden with a flagged patio area and laid to lawn, borders with mature shrubs and bushes.



Alternative view



Garage



Front External

Set behind a dwarf brick wall, driveway parking for three cars and access to the front entrance and garage.

Tenure - Leasehold
Council Tax - Bury Band C