



GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1,200 sq ft  
FLOOR 1: 57 m<sup>2</sup>/613 sq ft, FLOOR 2: 55 m<sup>2</sup>/587 sq ft  
EXCLUDED AREA: GARAGE: 9 m<sup>2</sup>/95 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

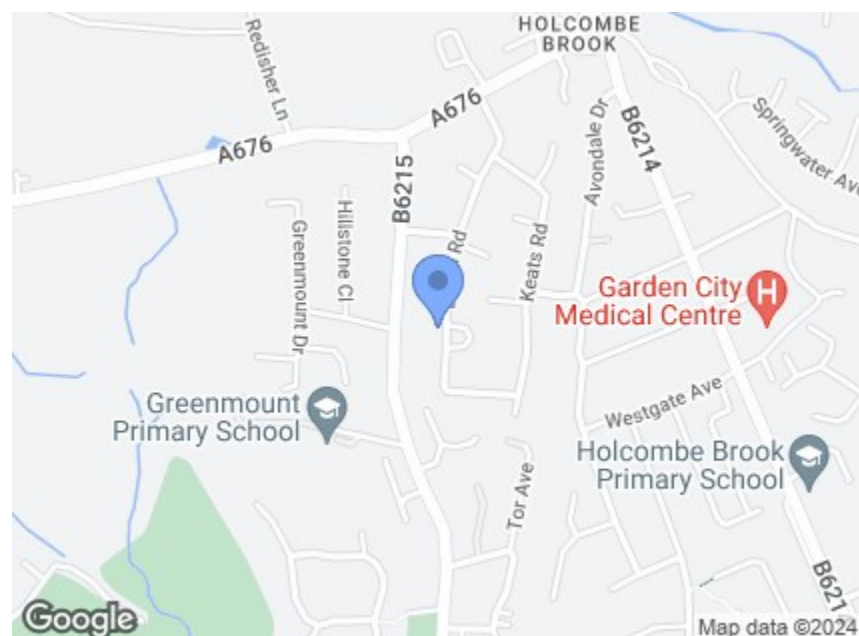


**48 Byron Road**  
Greenmount, Bury, BL8 4EN

**Offers in the region of £385,000**



- Well Presented, Extended Semi Detached House
- Three Double Bedrooms, With Stunning Open Views To Front
- Modern Fitted Kitchen, Family Bathroom and En Suite
- Three Reception Rooms
- Gas Central Heating & Double Glazing Throughout
- Private Garden & Patio to Rear With Driveway Parking
- Situated in a Well Sought After Location
- Viewing is Highly Recommended



**Directions**

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Ash Grove, continue onto Byron Rd.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A (92 plus)	A (92 plus)	A (92 plus)	A (92 plus)
B (81-91)	B (81-91)	B (81-91)	B (81-91)
C (69-80)	C (69-80)	C (69-80)	C (69-80)
D (55-68)	D (55-68)	D (55-68)	D (55-68)
E (39-54)	E (39-54)	E (39-54)	E (39-54)
F (21-38)	F (21-38)	F (21-38)	F (21-38)
G (1-20)	G (1-20)	G (1-20)	G (1-20)

Current Energy Rating: **71** (D)  
Potential Energy Rating: **84** (B)  
Current Environmental Impact Rating: **71** (D)  
Potential Environmental Impact Rating: **84** (B)

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**CHARLES LOUIS**  
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# 48 Byron Road

## Greenmount, Bury, BL8 4EN

\*\*\*WELL PRESENTED, EXTENDED & SPACIOUS SEMI DETACHED, LOCATED IN A WELL SOUGHT AFTER AREA\*\*THREE DOUBLE BEDROOMS\*\*GARDENS TO FRONT & REAR WITH DRIVEWAY PARKING & GARAGE\*\*\*

Charles Louis Homes are pleased to introduce this extended three double bedroom semi detached property, situated in the highly sought after location of Greenmount. The property benefits from stunning open views of the surrounding countryside from the front of the property and an integral garage.

The property briefly comprises of; an entrance hall leading into the lounge with a feature fireplace, an open plan dining room with an extended lounge area. Leading from the open plan dining area is the fully fitted kitchen with access to the rear garden.

To the first floor is the master bedroom which is accompanied with an en-suite, two double bedrooms and a fully fitted Bathroom. To the rear of the property is an enclosed rear garden, laid with plant and shrub borders and a patio area. Viewing is Highly Recommended To Appreciate Location and Condition.

### Entrance Hall

13'3 x 5'9 (4.04m x 1.75m)

With a front facing UPVC entrance door opens into the hallway with a front facing UPVC window, radiator and stairs ascending to the first floor.

### Living Room

14'11 x 11'4 (4.55m x 3.45m)

With a front facing UPVC window, feature fireplace with electric fire, radiator and power points.



### Dining Room

11'4 x 9'1 (3.45m x 2.77m)

With a radiator, centre ceiling light and power points.



### Lounge

With a rear facing window overlooking the rear garden.



### Kitchen

13'5 x 8'2 (4.09m x 2.49m)

With a rear facing UPVC window, tiled flooring, range of wall and base units with contrasting work surfaces and breakfast bar area, inset sink and drainer unit, space for oven, plumbing for washing machine and UPVC door to rear.

### First Floor Landing

With loft access.

### Master Bedroom

14'0 x 9'9 (4.27m x 2.97m)

With a front facing UPVC window with open views, newly fitted wardrobes, radiator and power points.



### En Suite

7'6 x 4'9 (2.29m x 1.45m)

Partly tiled with a side facing UPVC window, heated towel rail, extractor fan, walk in shower cubicle with thermostatic shower, low flush WC and hand wash basin with pedestal.



### Bedroom Two

14'1 x 9'4 (4.29m x 2.84m)

With a front bay window with open views, fitted wardrobes, radiator and power points.



### Bedroom Three

10'9 x 8'11 (3.28m x 2.72m)

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



### Bathroom

7'10 x 6'11 (2.39m x 2.11m)

Fully tiled with a rear facing opaque UPVC window, tiled flooring, extractor fan, three piece suite comprising; corner bath with shower above, low flush WC and hand wash basin with pedestal.



### Rear Garden

An enclosed and private rear garden, mainly laid with plant and shrub borders and patio area.



Council Tax - Bury Band C