



Charles Louis Homes Ltd  
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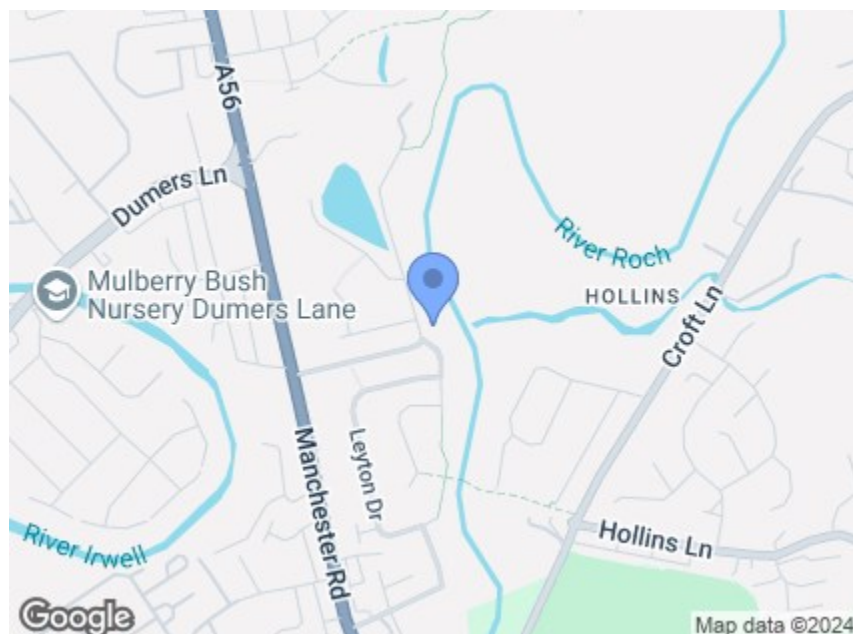
# CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA  
TOTAL: 168 m<sup>2</sup>/1,814 sq.ft  
GROUND FLOOR: 85 m<sup>2</sup>/915 sq.ft, FIRST FLOOR: 83 m<sup>2</sup>/899 sq.ft  
EXCLUDED AREA: GARAGE: 14 m<sup>2</sup>/148 sq.ft, PORCH: 4 m<sup>2</sup>/41 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

At junction 3, exit towards Heywood Distribution PK/Pilsworth Ind. Est, next turn right onto Pilsworth Rd and go through 1 roundabout, continue onto Croft Ln. At the roundabout, continue straight onto Hollins Brow and turn right onto Manchester Rd/A56. Turn right onto Hampson Mill Ln. and then turn left onto Meadway

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

3 Meadway  
, Bury, BL9 9TY

Price guide £485,000



- Stunning 5-bedroom detached house on Meadway in the serene town of Bury.
- Located in a tranquil cul-de-sac, offering a peaceful retreat.
- Surrounded by lush woodland and adjacent to a beautifully maintained lake.
- Ground floor features a contemporary fitted kitchen with state-of-the-art appliances and stylish finishes.
- Adjacent living room, dining room, and conservatory provide bright, versatile areas for dining, lounging, or entertaining.
- Enjoy panoramic views of the lush surrounding greenery from the living spaces.
- First floor includes five generous bedrooms, with a master suite featuring an en-suite bathroom.
- Additional office space and a bright family bathroom on the first floor.

# 3 Meadway , Bury, BL9 9TY

**\*\*WELL PRESENTED FIVE BEDROOM DETACHED\*\*SITUATED CLOSE TO THE LAKE, IN A QUIET CUL DE SAC LOCATION\*\*LARGE GARDENS TO FRONT & REAR, WITH DRIVEWAY PARKING & GARAGE\*\*Discover your dream home in this stunning 5-bedroom detached house, located on Meadway in the serene town of Bury. Nestled in a tranquil cul-de-sac, this property offers a peaceful retreat surrounded by lush woodland and a nestled next to a beautifully maintained lake.**

The space flows effortlessly on the ground floor, featuring a contemporary fitted kitchen with state-of-the-art appliances and stylish finishes that cater to all your culinary needs. Adjacent to the kitchen, the living room, dining room, and conservatory offer bright and versatile areas, perfect for dining, lounging, or entertaining, all while enjoying panoramic views of the lush surrounding greenery.

The first floor boasts five generous bedrooms, including a master suite with an en-suite bathroom, an additional office space, and a bright family bathroom.

This exceptional home combines luxury, comfort, and natural beauty, making it an ideal choice. Don't miss the opportunity to own this remarkable property in a picturesque setting.

## Porch

74 x 57 (2.24m x 1.70m)  
uPVC entrance door opening into the porch with a uPVC double glazed window and tiled flooring

## Hallway

59 x 18'2 (1.75m x 5.54m)  
Glass panelled door opening into the hallway tiled flooring, radiator, underfloor heating and stairs ascending to the first floor with wood and iron balustrade.

## Living Room

11'5 x 17'10 (3.48m x 5.44m)  
With a front facing uPVC double glazed bay window, herringbone laminate wood effect flooring, open fire with feature surround, underfloor heating, radiator and power points



## Dining Room

10'4 x 10'1 (3.15m x 3.07m)  
Herringbone laminate wood effect flooring, glass panelled door leading to the hallway and double glass panelled doors leading to the conservatory, radiator and power points



## Kitchen

121 x 16'11 (3.68m x 5.16m)  
Tiled flooring, fitted with a range of wall and base units with a contrasting wood effect work top, inset sink and drainer with an instant hot water mixer tap, built in oven and gas hob with extractor fan, plumbing for a dishwasher and washing machine, integrated fridge freezer, inset ceiling spot lights. uPVC window and patio door leading to the rear patio and garden.



## Alternative view



## Conservatory

13'8 x 19'10 (4.17m x 6.05m)  
Solid oak flooring, uPVC windows, double uPVC patio doors leading to the rear patio and garden radiator and power points,



## Downstairs WC

3'8 x 6'6 (1.12m x 1.98m)  
Fully tiled, low level WC and hand wash basin with pedestal

## First Floor Landing

10 x 10'2 (3.05m x 3.10m)  
With a side facing uPVC double glazed window, radiator and loft access.

## Bedroom One

10'7 x 12'10 (3.23m x 3.91m)  
Front facing uPVC double glazed window, fitted wardrobes, radiator, power points, central ceiling light and access to the master en-suite



## En-suite

7'4 x 7 (2.24m x 2.13m)  
Fully tiled with a side facing opaque uPVC double glazed window, heated towel rail extractor fan, low level WC, panel enclosed bath, walk in shower cubicle with mains fed shower and a hand wash basin with pedestal.

## Bedroom Two

10'6 x 11'5 (3.20m x 3.48m)  
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and inset ceiling spot lights



## Bedroom Three

8'5 x 14'8 (2.57m x 4.47m)  
Front facing uPVC double glazed window, radiator, power points and inset ceiling spot lights



## Bedroom Four and Five

8'11 x 14, 6'9 x 9'8 (2.72m x 4.27m, 2.06m x 2.95m)  
Bedroom Four - Rear facing uPVC double glazed window, radiator, power points and inset ceiling spot lights.  
Bedroom Five - Front facing uPVC double glazed window, radiator, power points and inset ceiling spot lights.



## Bathroom

6'10 x 11'5 (2.08m x 3.48m)  
Fully tiled with a rear facing opaque uPVC double glazed window, extractor fan, low level WC, built in enclosed bath, walk in shower cubicle with mains fed shower and a hand wash basin with pedestal.



## Office

8'11 x 5'4 (2.72m x 1.63m)  
With a side facing uPVC double glazed window and a central ceiling light

## Rear Garden

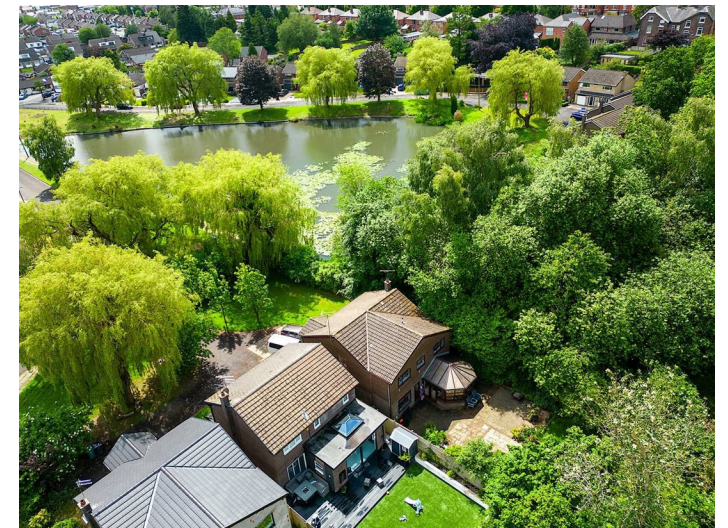
An enclosed private rear garden with a patio area, mainly laid to lawn with mature trees and shrubs



## Front Garden and Driveway

Mainly laid to lawn with a driveway and access to the front entrance

## Views



Tenure - Freehold  
Council Tax - Bury Band E