



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



GROSS INTERNAL AREA
TOTAL: 81 m²/877 sq.ft
GROUND FLOOR: 81 m²/877 sq.ft
EXCLUDED AREAS: GARAGE: 12 m²/132 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



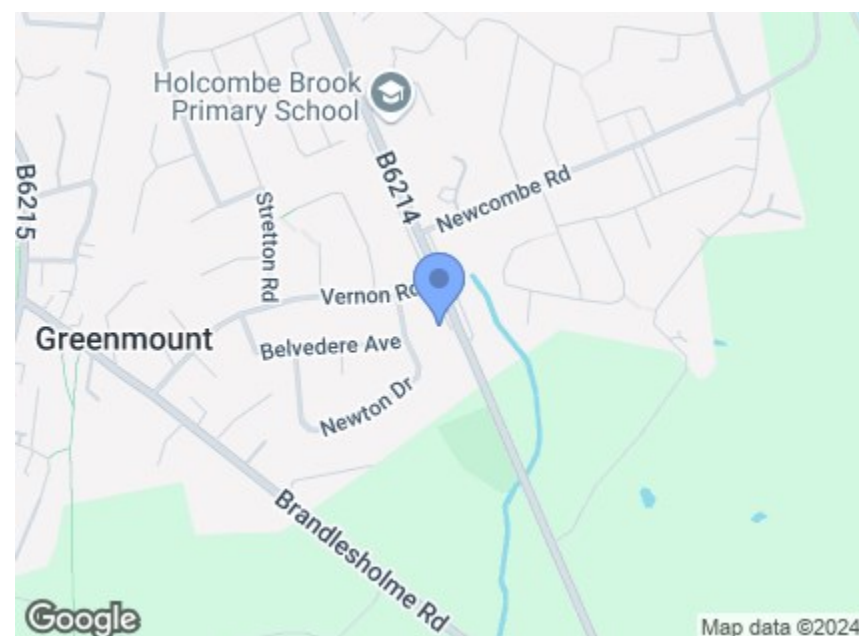
118 Longsight Road Greenmount, Bury, BL8 4DB

Offers over **£330,000**



- Well Presented Three-Bedroom Semi Detached Bungalow
- Spacious Open-Plan Living & Breakfast Area, with Modern Mitted Kitchen
- Situated In A Quiet Cul De Sac Location
- Close To Local Amenities & Walking Distance To Shops, Doctors & Countryside Parks.

- Sold With No Chain
- Gas Central Heating & Double Glazing Throughout
- Large Rear Garden With Garage & Driveway Parking
- A Must See!!! To Appreciate Size & Location Of Property



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn left onto Longsight Rd/B6214 and turn right onto Vernon Rd and then immediate left onto Longsight Road, where you will find property on right hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(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	

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.

118 Longsight Road Greenmount, Bury, BL8 4DB

****WELL PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW**SOLD WITH NO CHAIN**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**LARGE GARDEN TO REAR WITH GARAGE & DRIVEWAY PARKING****

Charles Louis Homes are pleased to bring to the market this charming three-bedroom semi detached bungalow offering comfortable and convenient living accommodation on a single level, sold with no chain. This well-maintained property features three good sized bedrooms and bathroom, making it an ideal home for small families, couples, or those looking to downsize.

The heart of the home is the spacious open-plan living and dining area, which provides a warm and inviting space for both relaxation and entertaining. The layout seamlessly connects to the kitchen, ensuring an easy flow throughout the living spaces with three bedrooms and family bathroom.

Outside, you'll find a great-sized garden, perfect for enjoying the outdoors. The garden includes a patio area for alfresco dining and a shed for additional storage. The property also boasts a garage, offering driveway parking, gas central heating and double glazing throughout.

A Must See!!! To Appreciate location and size of property.

Porch

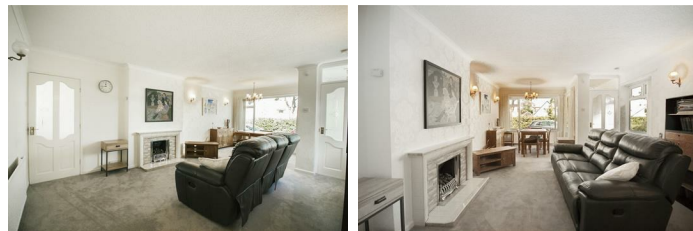
3'2 x 5'8 (0.97m x 1.73m)

uPVC door to front elevation, with double glazed windows with side elevations.

Living Room

13'4 x 15'7 (4.06m x 4.75m)

uPVC double glazed bay fronted window to front and double glazed window to side elevation, wall lighting, coving, gas central heating radiator, feature fireplace with gas fire, power points, open plan to dining room



Dining Room

9'3 x 6'8 (2.82m x 2.03m)

uPVC double glazed window with side elevation, centre ceiling light, coving, gas central heating radiator, open plan to living room



Kitchen

8'5 x 13'6 (2.57m x 4.11m)

uPVC double glazed windows to rear and side elevation, fitted with a range of fitted wall and base units, inset sink and mixer tap, with contrasting worktops and splashback tiles, integrated oven and electric hob with extractor above, with plumbing for dishwasher and washing machine, integrated fridge freezer, power points, laminate flooring, centre ceiling light, access to rear garden.



Master Bedroom

12'3 x 11'0 (3.73m x 3.35m)

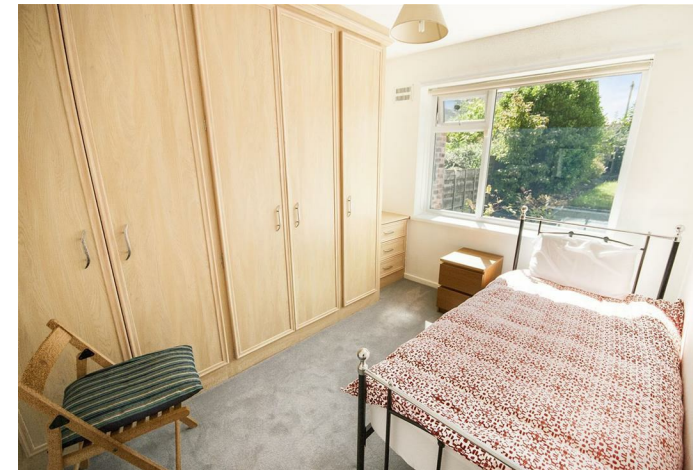
uPVC double glazed window to front elevation, centre ceiling light, fitted wardrobe and cupboard units, carpet flooring, gas central heating radiator, power points,



Bedroom Two

8'9 x 10'5 (2.67m x 3.18m)

uPVC double glazed window with rear elevation, centre ceiling lighting, gas central heating radiator, power points,



Family Bathroom

8'3 x 5'5 (2.51m x 1.65m)

uPVC double glazed opaque window to rear elevation, fitted with a three-piece suite comprising of walk-in shower, low level WC and a hand wash basin, gas central heating radiator, inset spot lights, fully tiled walls, laminate flooring,



Bedroom Three

6'7 x 10'5 (2.01m x 3.18m)

uPVC double glazed window with rear elevation, centre ceiling lighting, gas central heating radiator, power points,



Garage

8'5 x 16'1 (2.57m x 4.90m)

Lighting and power points

Rear Garden

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



Alternative View



Tenure - Leasehold
Council Tax Band - C