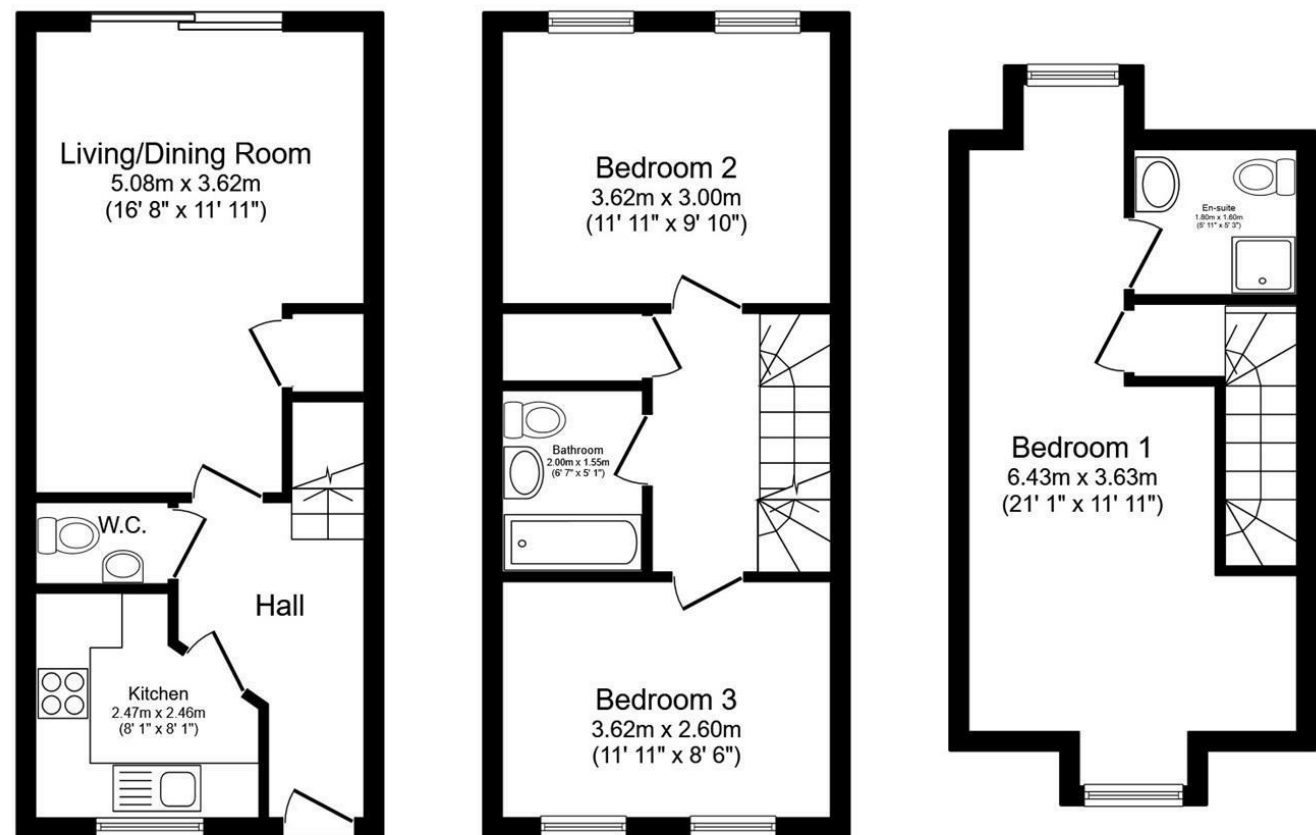




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 87.3 sq.m. (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
Plan produced for Your Move. Powered by www.focalagent.com

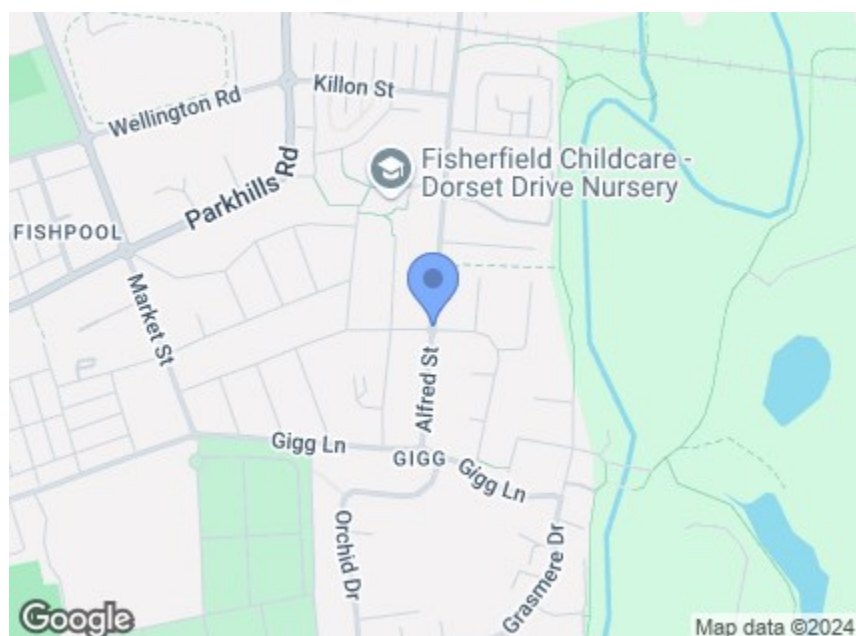


**107 Alfred Street**  
, Bury, BL9 9EQ

**£1,200 Per month**



- Family Home in a Sought After Location
- Three Bedrooms and Three Bathrooms
- Close to Schools and Local Amenities
- Unfurnished and Available Mid September
- Good Size Accommodation Over Three Floors
- Attractive Garden and Parking to the Rear
- Easy Access to Excellent Transport Links
- Council Tax Band B, EPC Rated C



**Directions**

| 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 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.



# 107 Alfred Street , Bury, BL9 9EQ

Situated in a sought-after location, this well presented and spacious family home with three bedrooms benefits from having master en-suite, ground floor WC and family bathroom, as well as parking to the rear and a lovely garden.

Well positioned for ease of access to local amenities, nearby schools and excellent transport links, this property is bound to attract lots of interest. Secure your appointment to view as soon as possible to avoid disappointment. Offered unfurnished and available to occupy from Mid September.

## Entrance Hall

Staircase straight ahead, and access to the lounge, kitchen and W/C. Parquet flooring and radiator.



## Lounge

16'6" x 11'10" max (5.05m x 3.63m max)  
Double glazed patio doors to the rear, providing a view over the rear garden. Two ceiling lights and under stairs storage.



## Kitchen

8'0" x 8'0" (2.46m x 2.44m)  
Fitted with a range of wall and base units with complimentary worktops and built in stainless steel sink unit. Inter grated four ring gas hob and electric oven with extractor hood over. Plumbing for a automatic washing machine. Wall mounted boiler. Double glazed window to the front. Radiator and ceiling light.



## Ground Floor WC

Two piece suite comprising of W/C and wash hand basin, plus complimentary splash back tiling. Parquet flooring, radiator, ceiling light and extractor fan.

## First Floor Landing

Staircase access leading to the second floor. Airing cupboard and radiator. Access to bedroom two, and three, plus family bathroom.

## Bedroom Two

11'9" x 9'10" (3.6m x 3m)  
Two double glazed windows to the rear, providing views over the rear garden. Radiator and ceiling light.



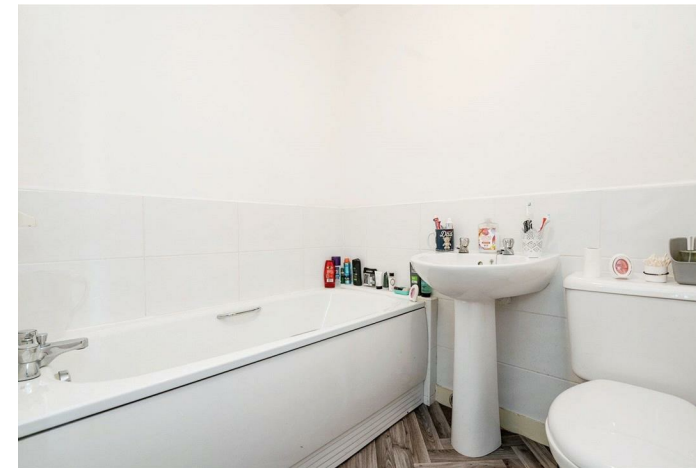
## Bedroom Three

11'9" x 8'5" (3.6m x 2.57m)  
Two double glazed windows to the front. Radiator and ceiling light.



## Family Bathroom

Three piece bathroom suite comprising of a panelled bath, W/C, Wash hand basin and complimentary splash back tiling. Parquet flooring, ceiling light, extractor fan and radiator.



## Second Floor

## Master Bedroom

12'1" x 11'9" to 10'5" x 5'8" (3.7m x 3.6m to 3.18m x 1.73m)  
Double glazed windows to the front, and the rear of the property. Two radiators and loft hatch. Access to the en-suite.

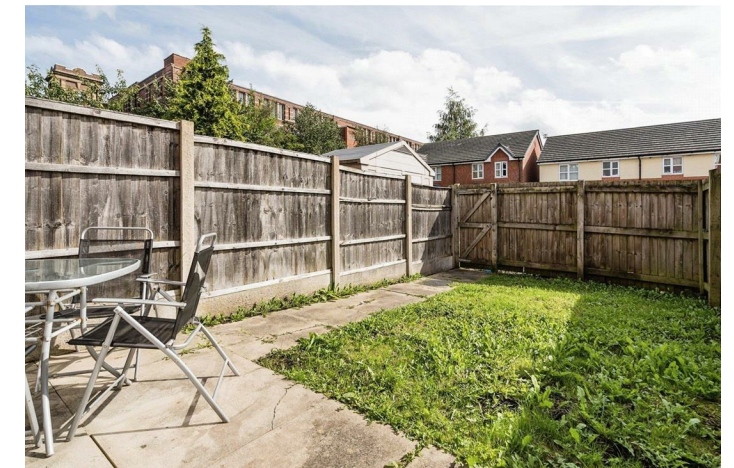


## En Suite Shower Room

Three piece shower suite comprising of a shower cubicle, W/C and wash hand basin. Complimentary splash back tiling. Ceiling light, extractor fan and radiator. Parquet flooring.

## Rear Garden

Garden, and patio area with a fence boundary wall with timber gate access.



## Parking

One parking space to the rear of the rear.

EPC Rating C  
Council Tax Band B