

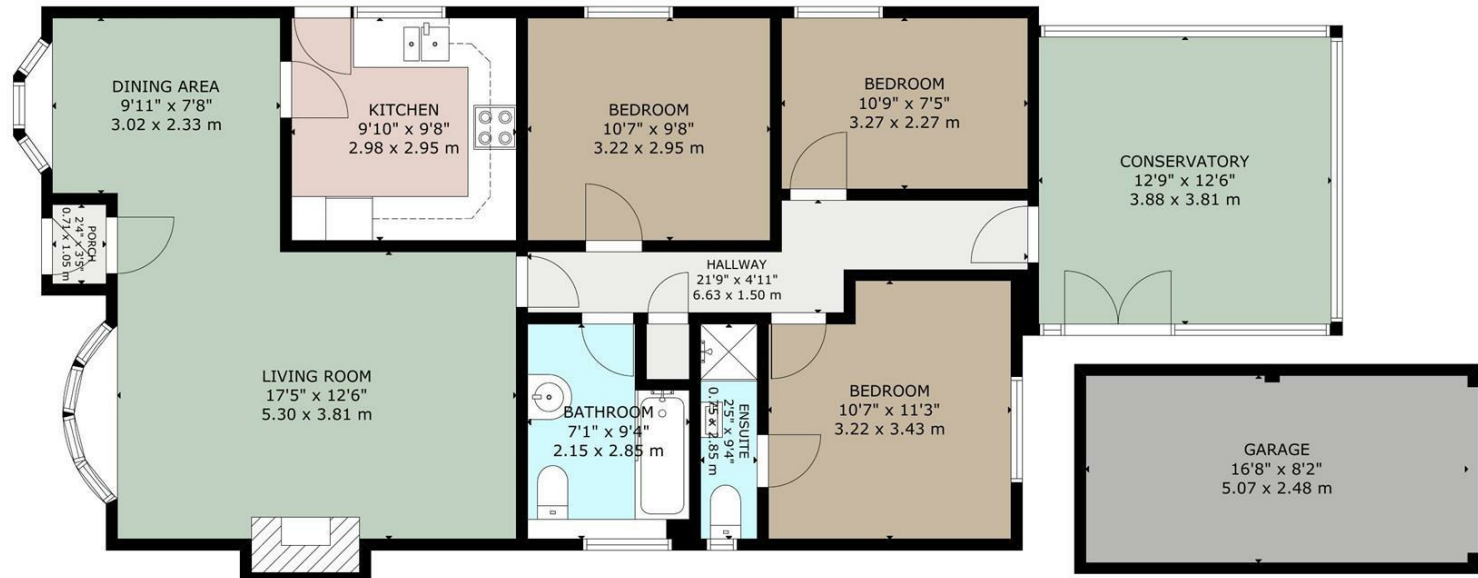


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HOMES LIMITED

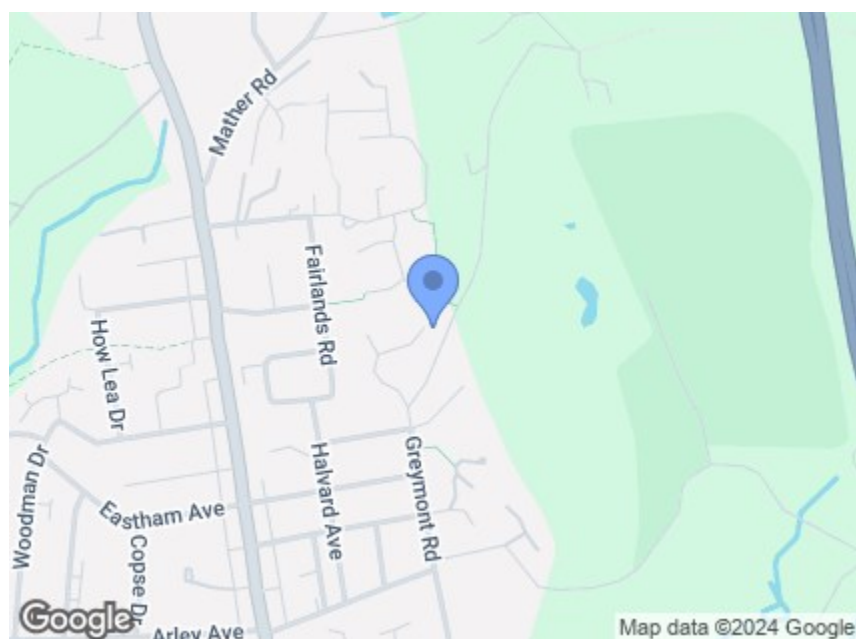


GROSS INTERNAL AREA
TOTAL: 103 m²/1112 sq.ft
GROUND FLOOR: 103 m²/1112 sq.ft
EXCLUDED AREAS: GARAGE: 13 m²/135 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



45 Halsall Close
, Bury, BL9 6HN

Price guide £370,000



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Bridge St, Bridge St turns slightly left and becomes Peel Brow. Take a slight right onto Bury New Rd, then turn right onto Manchester Rd/A56. Continue to follow A56 and turn left onto Hampton Grove. Turn left onto Greymont Rd and continue onto Halsall Cl.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	74	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

- Well Presented Three Bedroomed Spacious Detached Bungalow
- Open Plan Living Room With Dining Area & Modern Fitted Kitchen
- Ample Driveway Parking With Detached Garage
- Access To Local Amenities, Highly-Rated Schools, Transport Links & Motorway
- Situated In A Quiet, Well Sought After Cul De Sac Location.
- Gas Central Heating & Double Glazing Throughout
- Well Proportioned Gardens To Front & Rear With Conservatory
- A Must See!!! To Appreciate Size, Location & Charm Of Property

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WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW**SITUATED IN A QUIET, WELL SOUGHT AFTER CUL DE SAC LOCATION**GARDENS TO FRONT & REAR, WITH DRIVEWAY PARKINGA charming three-bedroom detached bungalow, located in a quiet cul de sac location. The home boasts a spacious living room with large windows that invite ample natural light, dining area and conservatory, creating a warm and welcoming atmosphere. The modern kitchen is well-equipped with contemporary appliances and offers plenty of storage space. The property also features three well proportioned bedrooms, all with fitted wardrobes, en-suite to bedroom one and a family bathroom. Outside, the property benefits from a well proportioned private garden, ideal for family activities or outdoor entertaining. The driveway offers ample parking, adding to the property's convenience.

Situated in the heart of Bury, it offers easy access to a range of amenities including local shops, supermarkets, and restaurants. Families will appreciate the proximity to highly-rated schools and recreational parks, making it an ideal location for raising children.

Transport links are excellent, with regular bus services and nearby access to major roads such as the M66, ensuring easy commutes to Manchester and surrounding areas. The area is also known for its community spirit, with various events and activities organized throughout the year, making it a welcoming place to live.

PORCH

24' x 35' (0.71m x 1.04m)

LIVING ROOM

17'5" x 12'6" (5.31m x 3.81m)

uPVC double glazed bay window with front elevation, feature fireplace, centre ceiling light, carpet flooring, gas central heating radiator



DINING ROOM

9'11" x 7'8" (3.02m x 2.34m)

uPVC double glazed bay window with front elevation, wood effect laminate flooring, centre ceiling lighting, gas central heating radiator



KITCHEN

9'10" x 9'8" (3.00m x 2.95m)

uPVC double glazed window with side elevation, uPVC double glazed door with access to side garden, kamdean flooring, centre ceiling light, power points, gas central heating radiator, range of fitted wall and base units with contrasting worktops, integrated fridge freezer, dishwasher, oven and hob, extractor, sink basin and drainer



HALLWAY

21'9" x 4'11" (6.63m x 1.50m)

wood effect laminate flooring, inset spot lights

BATHROOM

7'1" x 9'4" (2.16m x 2.84m)

uPVC double glazed window with side elevation, fully tiled walls, kamdean flooring, gas central heating radiator, fitted with a three piece suite comprising of a bath with overhead shower, WC, and hand wash basin



BEDROOM ONE

10'7" x 11'3" (3.23m x 3.43m)

uPVC double glazed window to rear elevation, centre ceiling light, carpet flooring, fitted wardrobes, gas central heating radiator and access to wc.



EN-SUITE

2'9" x 9'4" (0.84m x 2.84m)

uPVC double glazed windows with side elevation, fully tiled walls, wood effect laminate flooring, extractor, gas central heating radiator, three piece suite comprising of a walk in shower, low level WC and hand wash basin



BEDROOM TWO

10'7" x 9'8" (3.23m x 2.95m)

uPVC double glazed window with side elevation, carpet flooring, centre ceiling light, fitted wardrobes, gas central heating radiator



BEDROOM THREE

10'9" x 7'5" (3.28m x 2.26m)

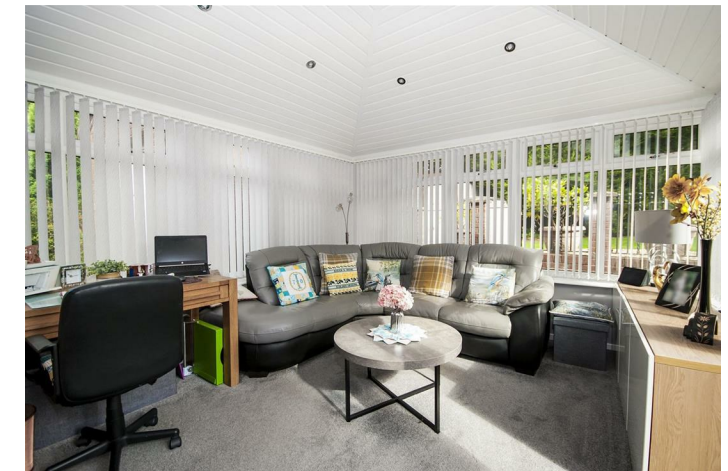
uPVC double glazed window with side elevation, wood effect laminate flooring, centre ceiling light, fitted wardrobes, gas central heating radiator



CONSERVATORY

12'9" x 12'6" (3.89m x 3.81m)

uPVC double glazed windows around the room with side and rear elevation, uPVC double glazed patio doors with access to rear garden, carpet flooring and inset spot lights,



REAR GARDEN

Private well proportioned garden with steps leading to patio area and mainly laid to lawn, mature shrubs and bushes with access to garage



GARAGE

16'8" x 8'2" (5.08m x 2.49m)

Tenure - Leasehold
Council Tax - Bury Band D