



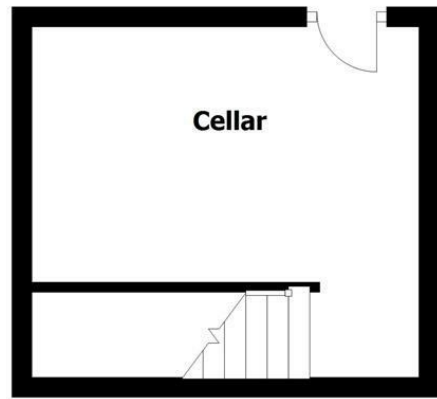
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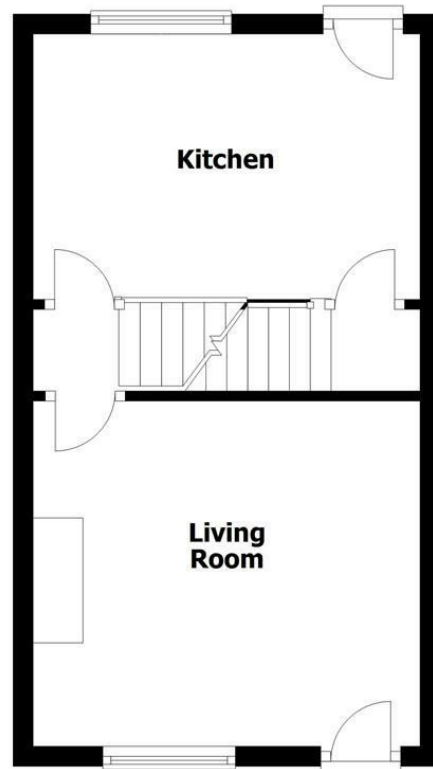
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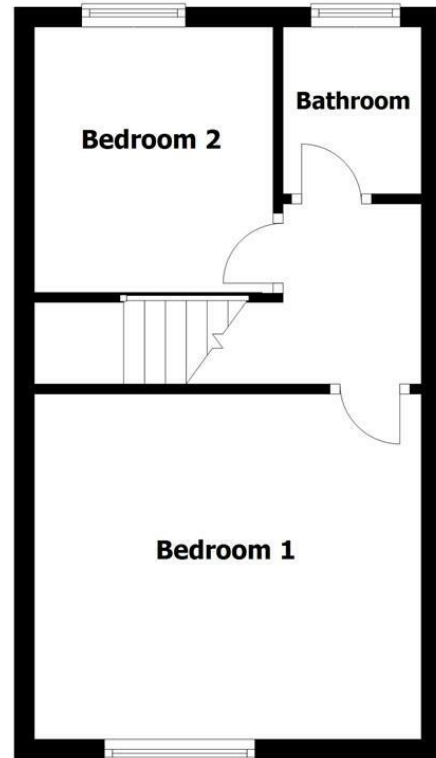
Basement



Ground Floor



First Floor



55 Blackburn Road
Edenfield, Bury, BL0 0JD

Guide price £170,000



- 2 Bedroom Stone Cottage
- Cellar Chamber
- Garden and Patio
- Ideal for Motorway Networks and Amenities

- GCH & Double Glazing
- Open Views To Rear
- Ideal for 1st Time Buyer
- Viewing is Recommended



Directions

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		England & Wales	
EU Directive 2002/91/EC		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.

55 Blackburn Road

Edenfield, Bury, BL0 0JD

- * 2 Bedroom Stone Cottage
- * Open Views To Rear
- * Ideal for First Time Buyers & Investors
- * Kitchen/Dining Room & Fitted Bathroom
- * Garden and Patio
- * GCH & Double Glazing
- * Cellar Chamber

**** TWO BEDROOM STONE COTTAGE WITH STUNNING VIEWS OVER COUNTRYSIDE**** Charles Louis Homes are pleased to bring to the market this two double bedroom stone cottage with open views to the rear. The property in brief comprises of entrance vestibule leading off to living room, kitchen diner, cellar chamber and access to external seating area with open views over the country side. To the first floor there are two double bedrooms and a three piece bathroom suite. The property benefits from gas central heating and double glazing and is in close proximity to motorway access and local amenities. The property is sold with vacant possession and is ideal for first time buyers and investors. Viewing is highly recommended to appreciate the property.

Entrance Vestibule

Tiled Floor, Centre light

Living Room

14.8 x 14.4 max (4.27m.2.44m x 4.27m.1.22m max)

Upvc window to front elevation, feature fire place, gas central heating radiator, centre ceiling light.



Kitchen/Dining Room

13.9 x 13.9 (3.96m.2.74m x 3.96m.2.74m)

Upvc window to rear elevation, with views over countryside. Fitted with a range of wall and base units, post form laminate work top, inset Belfast style sink and mixer tap, space for fridge freezer, plumbed for washer dryer, wall mounted combination boiler, space for cooker, quarry tiled floor, access to cellar, access to garden via solid stone steps.



First Floor

Centre ceiling light, access to bedroom one and two and bathroom, loft access.

Bedroom One

14.3 x 13.7 (4.27m.0.91m x 3.96m.2.13m)

Upvc window to front elevation, gas central heating radiator, centre ceiling light.



Bedroom Two

14.6 x 9.2 (4.27m.1.83m x 2.74m.0.61m)

Upvc to rear elevation with with open views, gas central heating radiator, centre ceiling light.

Bathroom

34'9" x 15'8" (10.6 x 4.8)

Upvc window to rear elevation, fitted with a three piece suite comprising of low level wc, wash hand basin and bath with shower above, gas central heating radiator, tiled floor.



Cellar

Centre ceiling light, power points, and access out to the rear garden.

Rear Garden

Stone steps leading down from rear door to garden, lawned area with shrubbery and plantings enclosed with wood panel fencing. There is also a possibility of extending the garden into the neighbouring field.



Views over Countryside

