



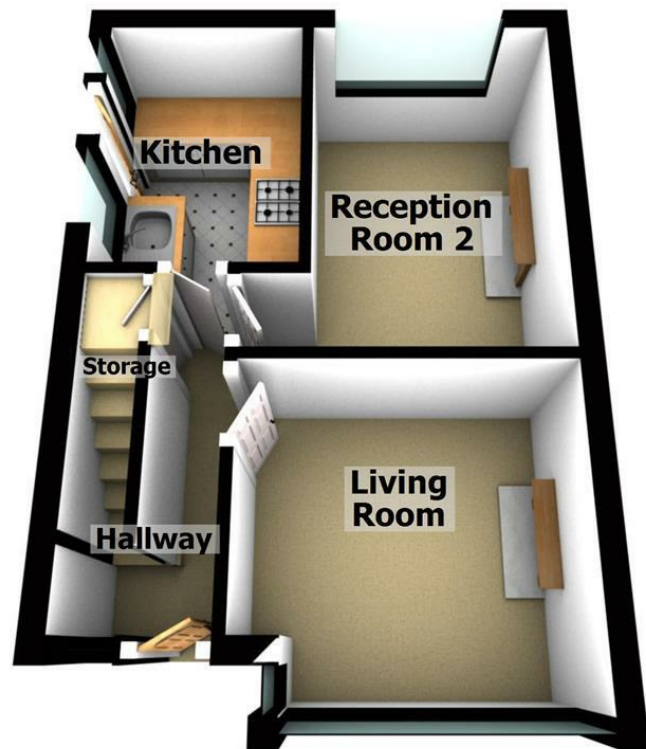
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

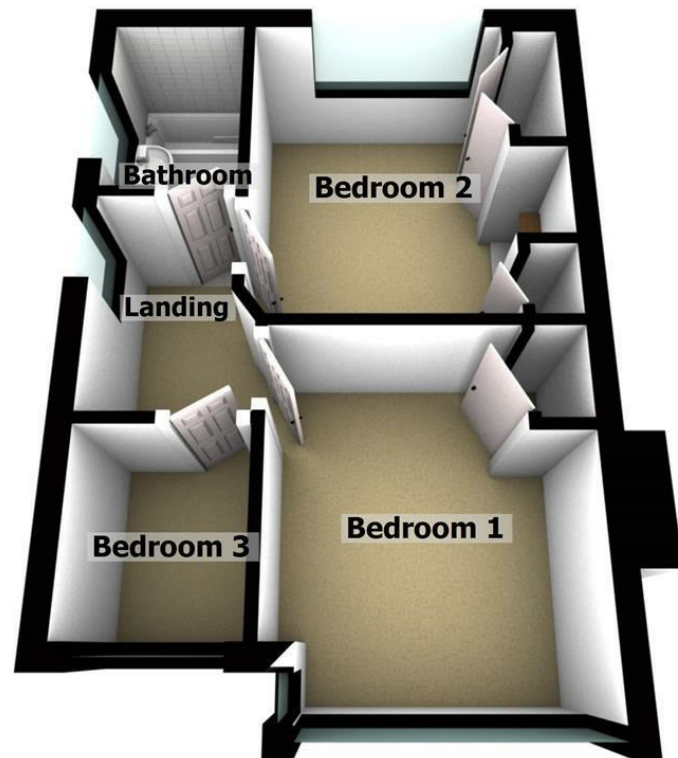
HOMES LIMITED

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Ground Floor



First Floor



Directions

From the Ramsbottom Office, turn right at the lights and head south on Bolton St/A676 towards Smithy Street. At the lights, turn left onto Longsight Rd and then take a slight left onto Brandlesholme Rd/B6214. Then turn right onto Westcombe Drive where you will find the property situated on the right hand side with a Charles Louis For Sale Board at the front of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	85	71	86

EU Directive 2002/91/EC

9 Westcombe Drive
Bury, BL8 1DN

Offers over £180,000



- Well Presented, Three Bedrooms
- SOLD WITH NO CHAIN
- Fitted Kitchen & Bathroom
- Close Proximity to Bury Town Centre

- Semi Detached House
- Two Reception Rooms
- Large Garden to Rear & Parking
- Viewing Recommended to Appreciate Property

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.

9 Westcombe Drive

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**** SOLD WITH NO CHAIN, A WELL PRESENTED FAMILY HOME IN A GOOD LOCATION**** Charles Louis Homes are pleased to bring to the market this Well Presented Three Bedroom Semi Detached Property, located in a good location near Bury Town Centre. The property in brief comprises of entrance hallway leading off to reception room one & two, kitchen, under stairs storage and access to first floor. To the first floor there are three bedrooms and a bathroom. The property benefits from being fully double glazed and gas central heating throughout. The property has a good sized garden on double level to the rear with driveway and paved area to the front. The property is well presented and is located in close proximity to Bury Town Centre. Viewing is recommended to appreciate property.

Hallway

uPVC window and door to front elevation, leading off to living room, reception room two, kitchen, under stairs storage cupboard housing combi boiler and access to first floor.

Living Room

11.7 x 12 (3.35m.2.13m x 3.66m)

uPVC bay window to front elevation, centre ceiling light, gas central heating radiator, power points



Reception Room Two

12.2 x 11.8 (3.66m.0.61m x 3.35m.2.44m)

uPVC window to rear elevation, gas central heating radiator, centre ceiling light, storage cupboard, power points.



Kitchen

13 x 6.1 (3.96m x 1.83m.0.30m)

uPVC windows x 2 to side elevation, modern fitted range of wall and base units with laminate work top, inset 1.5 sink with mixer tap, integrated halogen hob with chimney extractor above, integrated oven, integrated fridge and freezer, space for washing machine, fully tiled walls, inset spot lights x 6, uPVC door leading out to rear garden.



First Floor / Landing

uPVC window to side elevation, stairs leading off to Bedroom one, two, three and bathroom, centre ceiling light.

Bedroom One

12.3 x 11 (3.66m.0.91m x 3.35m)

uPVC bay window to front elevation, centre ceiling light, gas central heating radiator, power points, storage cupboard.



Bedroom Two

9.8 x 10.2 (2.74m.2.44m x 3.05m.0.61m)

uPVC window to rear elevation, centre ceiling light, gas central heating radiator, power points, storage cupboards.



Bedroom Three

6 x 6 (1.83m x 1.83m)

uPVC window to front elevation, centre ceiling light, gas central heating radiator, power point.



Bathroom

uPVC frosted window to side elevation. Three piece suite comprising of low level WC, wash hand basin, bath with thermostatic shower above with glass screen, fully tiled walls and floor, gas central heating radiator centre ceiling light.



Front External

Flagged area set behind a dwarf wall with walkway leading to front door and driveway parking for one vehicle.

Rear Garden

Fenced rear garden set on two levels. Flagged area at lower level with steps leading up to lawned area on upper level.



The property is located in close proximity to Bury Town Centre. Viewing is recommended to appreciate property. The property is close proximity to Bury Town Centre and close to all local amenities and large supermarkets. It provides easy access to all motorways links and local regular bus routes as well as links to Manchester and Bury Town Centre. With a variety of local bars and restaurants near to Bury, it provides a good social scene for any generation. The area provides outstanding schools and local parks and historical landmarks which are close to your doorstep and views looking out to Holcombe Tower.