

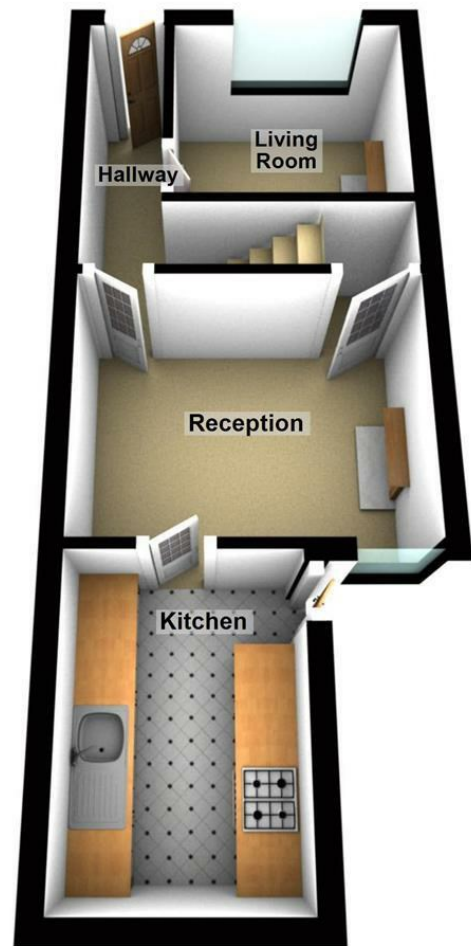


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4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

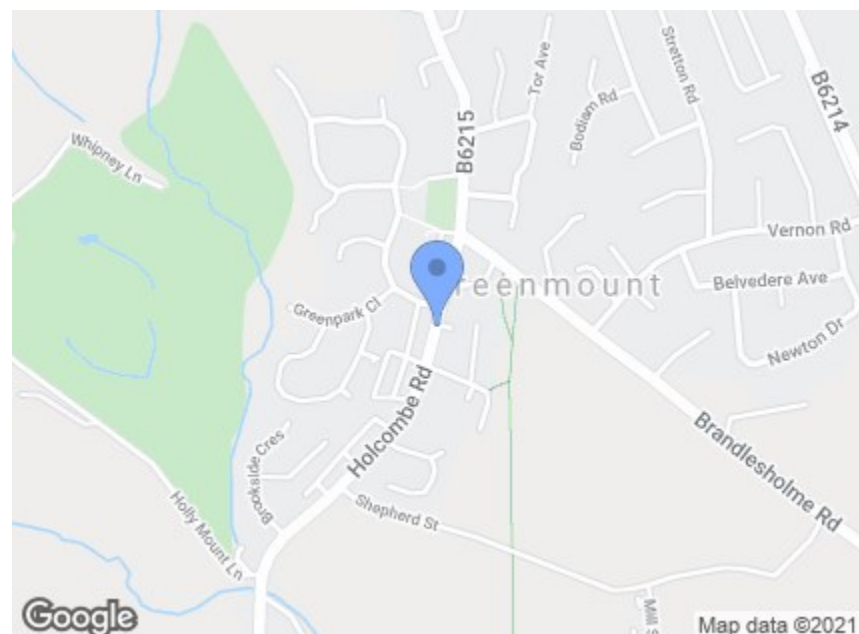
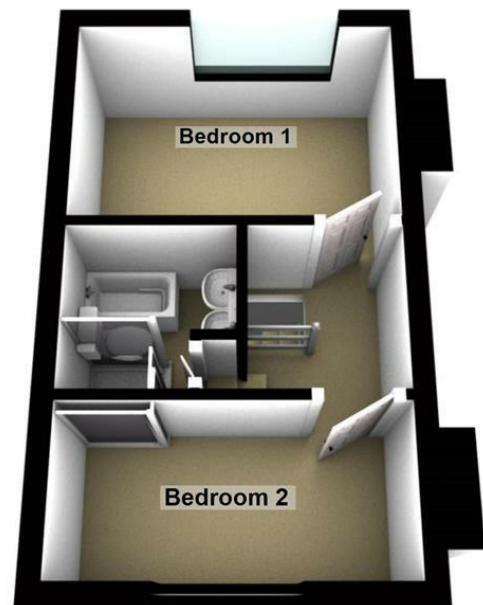
**CHARLES LOUIS**  
HOMES LIMITED

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### Ground Floor



### First Floor



### Directions

From our Ramsbottom office, at the traffic lights turn right on to Bolton Rd West. After 1.5 miles,, turn left onto Holcombe road and continue down until you see the property with a Charles Louis for sale sign outside on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	81	58	69

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 64, Potential: 81.

Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20). Current: 58, Potential: 69.

**305 Holcombe Road**  
Greenmount, Bury, BL8 4BB

**Price guide £190,000**



- Two Double Bedrooms, Well Presented,
- Sold with No Chain
- Modern Fitted Kitchen & Bathroom
- Popular & Sought-After Location

- Period Mid-Terraced House
- Two Reception Rooms
- Private Rear Yard/Parking to Rear
- Viewing is 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# 305 Holcombe Road Greenmount, Bury, BL8 4BB

**\*\*SOLD WITH NO CHAIN\*\*PERIOD FEATURES, WELL PRESENTED MID TERRACE \*\*FANTASTIC LOCATION\*\*** Charles Louis Homes are pleased to bring to the market this two double bedroom, well presented period mid terraced house located in the popular area of Greenmount. The property in brief comprises of entrance hallway leading to reception room one and reception room two, modern fitted kitchen and access to the rear yard and parking.

To the first floor there are two double bedrooms and a modern 5-piece bathroom suite in white. The property also benefits from gas central heating and double glazing throughout. The property is sold with no chain and viewing is essential to appreciate the charm and size of the property.

## Entrance Hallway

uPVC door to front elevation, Good size entrance leading into reception room one.

## Reception Room One

13.1 x 11.2 (3.96m.0.30m x 3.35m.0.61m)

uPVC double glazed window to the front offering ample natural light into the room, Period cast iron original fire place and tiled inset, plaster coving, gas central heating radiator and power points, centre ceiling light.



## Reception Room Two

14.8 x 13.2 (4.27m.2.44m x 3.96m.0.61m)

UPVC double glazed window over looking the private rear yard, period fire surround with marble inset and hearth living flame Gas fire, under stairs storage cupboard, gas central heating radiator, centre ceiling light.

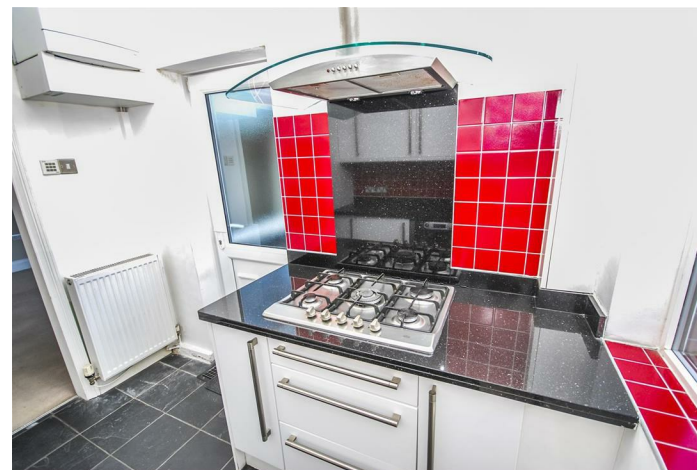


## Kitchen

uPVC double glazed window to rear elevation, Velux window with auto opening and rain sensor, fully fitted kitchen comprising of a range of white high gloss wall and base units with brushed steel handles and black granite work surfaces, composite sink with mixer tap, five burner gas hob with matching over head extractor, splash back tiles, integrated Sharp microwave, stainless steel Bosch fan assisted oven, plumbing for automatic washing machine, ceiling down spot lighting, wall mounted central heating boiler, ceramic floor tiling, ample power points and under cabinet plinth heater, double glazed door leading to rear yard



## Alternative View



## Landing

Access to two double bedrooms and family bathroom

## Bedroom One

15.2 (max) x 11.1 (max) (4.57m.0.61m (max) x 3.35m.0.30m (max))

uPVC double glazed window to front elevation offering far reaching views, centre ceiling light, ceiling light point, gas central heating radiator and power points.



## Bedroom Two

15.3 x 9.9 (4.57m.0.91m x 2.74m.2.74m)

uPVC double glazed window to rear elevation, reaching views to the rear, centre ceiling light with ceiling cornice, gas central heating radiator, power points, computer wall point and phone point.



## Family Bathroom

9.8 x 7.9 (2.74m.2.44m x 2.13m.2.74m)

Velux window with auto opening and rain sensor, comprising of a five piece suite in white, his and hers sinks with matching chrome mixer taps, over cabinet mirrored storage cupboards, panelled bath with central chrome mixer taps, low level WC with button flush, walk in shower enclosure with integrated shower and rain shower head, ceiling down spot lighting, fully tiled ceramic walls and floor, under floor heating, electric shaver points, gas central heating radiator.



## Alternative View



## Rear Yard

Yard to rear which can be used for parking or as garden space.

## External

To the front of the property set behind dwarf wall, is a four court garden with pathway leading to front door.