



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

CHARLES LOUIS

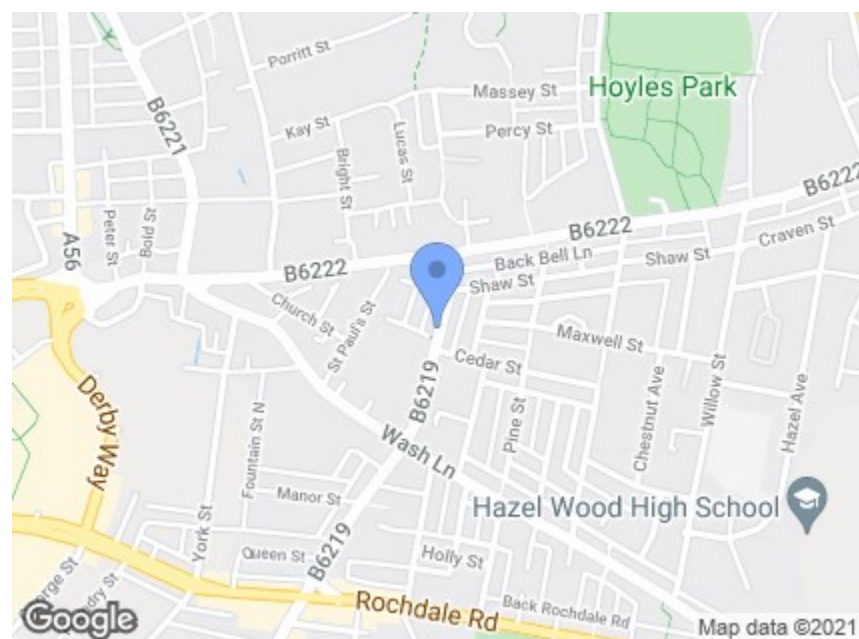
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	74	63	70

EU Directive 2002/91/EC

36 Parsonage Street
Bury, BL9 6BG

Offers over £90,000



- Two Bedroom Mid Terraced Property
- In Need of Some Work & Modernisation
- GCH & Double Glazing Throughout
- Close Proximity to Town Centre
- Sold with No Chain
- Ideal For First Time Buyer and Investors
- Good Size Patio To Rear
- Viewing Is Highly Recommended

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.

36 Parsonage Street , Bury, BL9 6BG

****SOLD WITH NO CHAIN**** Charles Louis Homes are pleased to bring to the market this two bedroom mid terraced property, located within walking distance to Bury Town Centre and easy onward drive to the motorway network. The property is sold with no chain and in brief comprises of living room, fitted kitchen with access to rear. To the first floor the landing leads off to Bedroom one and two and has a good size bathroom. The property benefits from gas central heating and double glazing throughout. Viewing is highly recommend to appreciate property and is ideal for first time buyers and investors alike.

Living Room

13'5" x 14'5" (4.1 x 4.4)
Double glazed window to front elevation, karndeane flooring, centre ceiling light, gas central heating radiator, leading into kitchen.



Kitchen

13'5" x 10'5" (4.1 x 3.2)
Double glazed window to rear elevation, fitted with range of wall and base units with one and half inset sink with mixer tap, four ring electric hob with extractor above, integrated oven, splash back tiles laminate worktops, space for fridge freezer, space for washing machine, tiled flooring, centre ceiling light, gas central heating radiator, door leading to rear garden.



Landing

Leading off to bedroom one, two and bathroom

Bedroom One

13'7" x 11'1" (4.16 x 3.4)
Double glazed window to front elevation, centre ceiling light, gas central heating radiator



Bedroom Two

8'11" x 7'10" (2.72 x 2.4)
Double glazed window to rear elevation, centre ceiling light, gas central heating radiator.



Bathroom

10'9" x 4'4" (3.3 x 1.33)
Double glazed frosted window to rear elevation, fitted with a three piece suite, comprising of low level wc, wash hand basin, bath with shower and glass door, gas central heating radiator, centre ceiling light, tiled floor, part tiled walls



Rear Garden

Flagged private yard to rear with gate access to back street

