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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	85		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

163 Limefield Brow
Bury, BL9 6QQ

Offers over £180,000



- Well Presented, Four Bedroom End Townhouse
- Fantastic Family Home
- Modern Fitted Bathroom & Downstairs WC
- Ideal Location & Close To Local Amenities & Transport Links
- Set In A Quiet Location, Close To Open Countryside
- Open Plan Kitchen/Dining Room
- Private Garden to Rear & Parking
- A Must See!!! Viewing Recommended To Appreciate Size & Location

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.

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****A MUST SEE!!**WELL PRESENTED FOUR BEDROOM END TOWNHOUSE**OPEN PLAN KITCHEN/DINING AREA**WELL SOUGHT AFTER LOCATION** Charles Louis Homes are pleased to bring to the market this well presented, four bedroom end townhouse. The property is situated in a well sought after location, close to local amenities and transport links. In brief the property comprises of entrance hallway, downstairs WC, lounge with french doors leading into the open plan kitchen/dining room and has a good sized rear garden. To the first floor there are four bedrooms and family bathroom. To the rear of the property is a good sized garden/patio area, and parking. The property benefits from gas central heating and double glazing throughout. Viewing is a must to appreciate size and charm of property!!**

Porch

uPVC door leading into hallway

Hallway

Inset lighting, laminate wood flooring, access to first floor and downstairs accommodation.

Downstairs WC

Fitted with a two piece suite, comprising of low level wc and hand wash basin, centre ceiling light.

Lounge

16'5 x 11'6 (5.00m x 3.51m)

Two uPVC windows to rear elevation, overlooking garden, fitted with a coal effect fire with wood surround, wall lights, centre ceiling light, gas central heating radiator, french doors leading into open plan kitchen/dining room.



Alternative View



Open Plan Kitchen/Dining Room

17'11 x 12'7 (5.46m x 3.84m)

Fitted with a range of wall and base units in high gloss with butcher block style worktops, 1 and 1/2 inset sink with mixer tap, splash back tiles with down lighting, space for electric range cooker with extractor above, integrated dishwasher, space for fridge freezer, space for washing machine, laminate wood flooring, centre ceiling light x 2, gas central heating radiator, access to rear garden.



Alternative View



Landing

uPVC window to front elevation, storage cupboard housing boiler, access to bedrooms and family bathroom.

Bedroom One

13'5 x 11'8 (4.09m x 3.56m)

uPVC windows to rear elevation with views over surrounding countryside, centre ceiling light, gas central heating radiator.



Bedroom Two

11'8 x 9'6 (3.56m x 2.90m)

uPVC window to rear elevation with views over surrounding countryside, centre ceiling light, gas central heating radiator, laminate flooring



Bedroom Three

10'8 x 9'1 (3.25m x 2.77m)

uPVC window to side elevation with views over surrounding countryside, centre ceiling light, gas central heating radiator, laminate flooring

Bedroom Four

11'8 x 6'0 (3.56m x 1.83m)

uPVC windows to rear elevation with views over surrounding countryside, centre ceiling light, gas central heating radiator.



Bathroom

6'4 x 6'2 (1.93m x 1.88m)

uPVC frosted window to front elevation, fitted with a three piece suite comprising of low level wc, hand wash basin and bath with electric shower above, glass panel door, fully tiled walls, tiled floor, centre ceiling light, chrome heated towel rail.



Rear Garden

Private low maintenance garden to rear with wooden fencing, patio and lawned area.

