

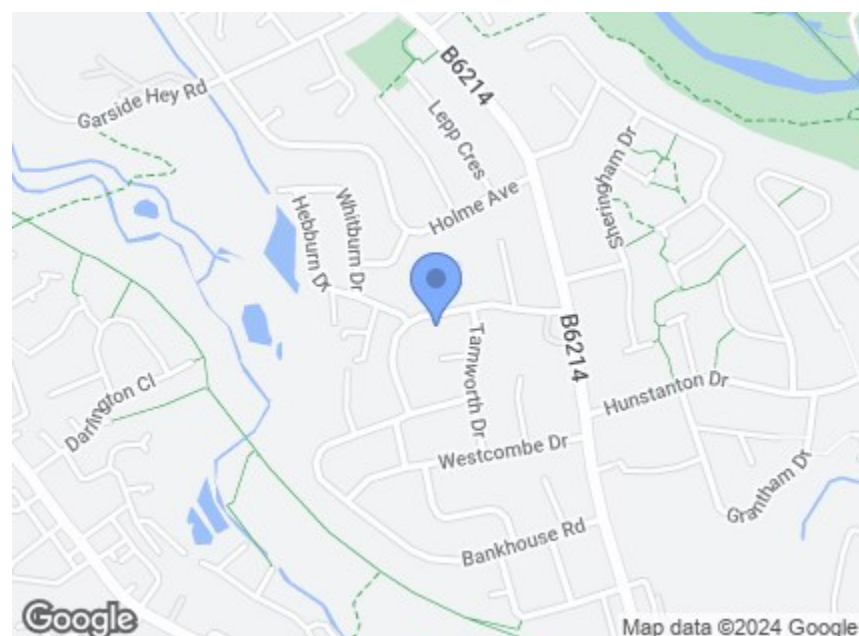


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CHARLES LOUIS
HOMES LIMITED

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Ground Floor



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	

33 Throstle Grove
Brandlesholme, Bury, BL8 1EB
£995 Per month



- Deceptively Spacious & Well Presented
- Situated in a Quiet Residential Area
- Master Bedroom With Dressing Area
- Unfurnished & Available End Of Feb
- Semi Bungalow in a Generous Plot
- Lounge & Fabulous Dining Kitchen
- Generous and Attractive Garden
- Viewing Essential To Appreciate Size

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.

33 Throstle Grove

Brandlesholme, Bury, BL8 1EB

SPACIOUS SEMI DETACHED BUNGALOW IN A QUIET & SOUGHT AFTER AREA** LOUNGE & FABULOUS DINING KITCHEN** MASTER BEDROOM WITH DRESSING AREA** STYLISH & MODERN BATHROOM** GENEROUS GARDEN, DRIVEWAY & GARAGE**

Charles Louis are delighted to offer to let this deceptively spacious and enviably situated bungalow with generous living space to include; porch way opening to hallway, lounge with multi fuel burner, dining kitchen with fitted appliances and French doors opening out to the garden, master bedroom with a dressing area, good size second bedroom and stylish bathroom with a four piece suite. The property benefits from having UPVC windows throughout, gas central heating and an impressive garden featuring a variety of trees, plants and shrubs, patio areas and greenhouse. In addition the property offers driveway parking and garage.

Entrance Porch

UPVC front entrance door opens into the porch with a radiator and inner door opening into the hallway.

Hallway

With coving, radiator, power points, cupboard housing electric metre and fuse box, and feature archway opening to the rear hallway.

Lounge

With a front facing UPVC window, coving, feature fireplace with a multi-fuel burner, radiator, TV point, telephone point and power points.



Kitchen Diner

With tiled flooring, spotlights, vertical radiator and ample power points, fitted with a range of wall and base units with contrasting work surfaces, inset ceramic sink, range cooker and integrated appliances to include fridge, freezer and dishwasher. UPVC French doors open out to the garden.



Bedroom One

With a vertical radiator and power points, and dressing area with a front facing UPVC window and spotlighting.



Bedroom Two

With a radiator, telephone point, power points and UPVC French doors opening out to the garden.



Bathroom

Partly tiled with a rear facing UPVC window, tiled flooring, heated towel rail, walk in shower unit with drench head shower, and three piece bathroom suite comprising bath with centre taps, low flush WC and hand wash basin with vanity unit.



Garden

An enclosed and generous garden featuring a range of trees, plants and shrubs, with areas of lawn and patio, with external lighting and a greenhouse.



Front External

Set behind a dwarf wall with a lawned garden and hedging, and driveway leading to the garage with an up and over door.