



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	79		
52			

EU Directive 2002/91/EC

249 Holcombe Road
Greenmount, Bury, BL8 4BD

£1,050 Per month



- Modern & Well Presented Quasi Semi
- Lounge & Dining Kitchen To Ground Floor
- Attractive Low Maintenance Garden
- Sought After Location Close to Amenities
- Three Bedrooms & Family Bathroom
- Unfurnished & Available Early March

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249 Holcombe Road

Greenmount, Bury, BL8 4BD

Charles Louis Lettings are delighted to offer to let this modern and very well presented quasi semi situated in the ever sought after Greenmount area close to local amenities. The property is offered unfurnished and will be available to occupy from the 11th March. Ideal for a professional couple or family looking for a long term let, the property benefits from having gas central heating and is UPVC double glazed throughout. Comprising in brief entrance porch opening into a small hallway, lounge with feature wall fire, dining kitchen fitted with dishwasher and electric cooker with gas hob and having UPVC French doors opening out to the garden, spacious master bedroom with built in wardrobe, a second double bedroom and a third ideal as an office or single bedroom, plus family bathroom fitted with a three piece suite. To the rear the property benefits from having an enclosed and attractive low maintenance garden. Off street parking is available close by. Early enquiry is strongly encouraged to avoid disappointment.

Entrance Porch & Hallway

Front entrance door opens into the porch with UPVC window beside, with an inner door opening to the hallway with power points, cupboard housing gas metre and stairs ascending to the first floor.

Lounge

17' x 12'9 (5.18m x 3.89m)

With a front facing UPVC window, laminate wood effect flooring, electric living flame effect wall fire, radiator, TV point and power points.



Dining Kitchen

16'1 x 13'4 (4.90m x 4.06m)

With a rear facing UPVC bay window, radiator, power points and UPVC French doors with window beside opening out to the garden. The kitchen area is fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, electric oven and gas hob with extractor hood, integrated dishwasher, plumbing for a washing machine and space for a fridge freezer.



First Floor Landing

With a side facing UPVC window, power points and access to the loft.

Master Bedroom

13'2 x 10'11 (4.01m x 3.33m)

With two front facing UPVC windows, built in wardrobe, radiator and power points.



Bedroom Two

11' x 8' (3.35m x 2.44m)

With a front facing UPVC window, radiator and power points.



Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)

With a rear facing UPVC window, radiator and power points.



Bathroom

Fully tiled with a heated towel rail, extractor fan and three piece bathroom suite in white comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



Garden

An enclosed and easy to maintain garden featuring a variety of plants and shrubs, patio area and gated access from the rear.

