

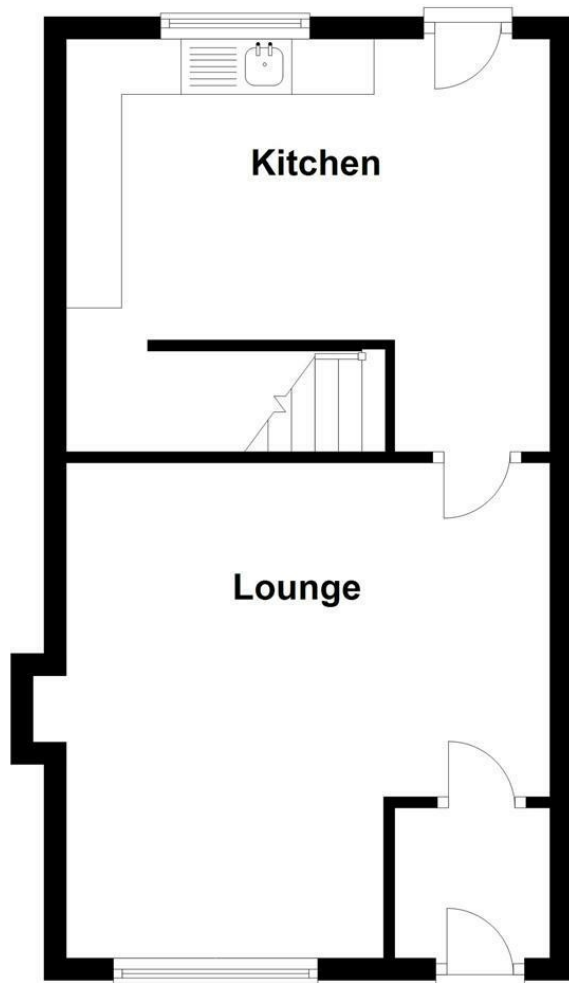


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

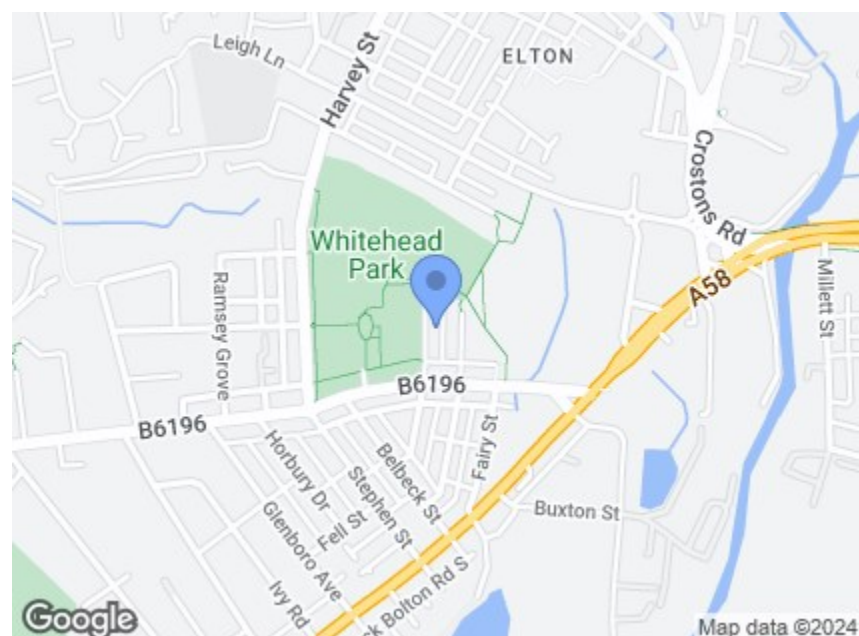
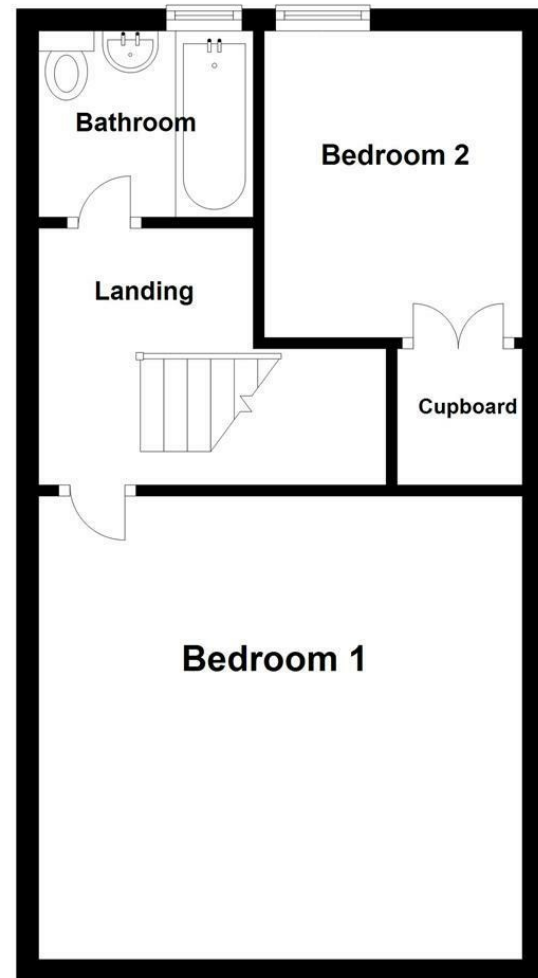
CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor



Directions

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 87 | 87 | A | A |
| 64 | 87 | B | A |
| | 87 | C | A |
| | 87 | D | A |
| | 87 | E | A |
| | 87 | F | A |
| | 87 | G | A |

6 Lonsdale Street
Elton, Bury, BL8 2QD
£875 Per month



- Spacious & Beautifully Positioned
- Undergoing Improvement Works
- Master Bedroom With Lovely View
- Offered Unfurnished, Cooker Can Remain
- Overlooking Whitehead Park
- Available from the third week of May
- Classic Victorian Bathroom Suite
- Viewing Strongly 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.

6 Lonsdale Street

Elton, Bury, BL8 2QD

DECEPTIVELY SPACIOUS TERRACED TWO BED**
COBBLED TREE LINED STREET OVERLOOKING
WHITEHEAD PARK** CURRENTLY UNDERGOING
IMPROVEMENT WORKS** IDEALLY SITUATED FOR
ACCESS TO SCHOOLS & TOWN CENTRE** AVAILABLE
THIRD WEEK OF MAY**

Charles Louis are delighted to offer for sale this well presented, spacious and light terraced home set in a lovely position with an enviable outlook. Close to local schools and amenities, and with easy access into Bury town centre, the property briefly comprises lounge, dining kitchen soon to have new flooring, a stunning master bedroom with wood flooring and a lovely view over Whitehead Park, a good size second bedroom and bathroom fitted with a classic Victorian suite. To the rear there is a private low maintenance yard with a store shed.

Offered unfurnished and available to occupy from the 21st May, this property must be viewed to be appreciated for its size and position. Call now.

Entrance Vestibule

Front UPVC entrance door opens into an entrance vestibule with an inner door opening to the lounge.

Lounge

14'8 x 14'4 (4.47m x 4.37m)
With a front facing UPVC window, coving, laminate wood effect flooring, feature fireplace with gas fire, radiator and power points.



Kitchen

14'4 x 12'3 (4.37m x 3.73m)
With a rear facing UPVC window, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, freestanding electric cooker to remain, plumbing for a washing machine and space for a fridge/freezer. UPVC door to the rear opens to the rear yard.



First Floor landing

Giving access to Bedrooms 1 and 2 plus Bathroom.

Master Bedroom

14'8 x 14'4 (4.47m x 4.37m)
With a front facing UPVC window, wood flooring, radiator and power points.



Bedroom Two

9'1 x 7'5 (2.77m x 2.26m)
With a rear facing UPVC window, built-in cupboard, radiator and power points.



Bathroom

6'4 x 5'7 (1.93m x 1.70m)
Partly tiled with a rear facing opaque UPVC window, spotlighting, laminate wood effect flooring, radiator and three piece Victorian bathroom suite comprising; panel enclosed bath with shower over WC and hand wash basin with pedestal.

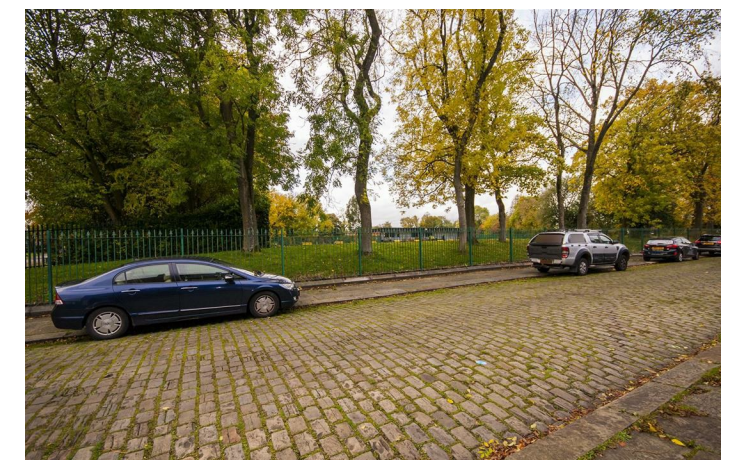


Rear Yard

Enclosed with a rear access gate and a storage shed.



Street View



Council Tax Band A
EPC Rating D