

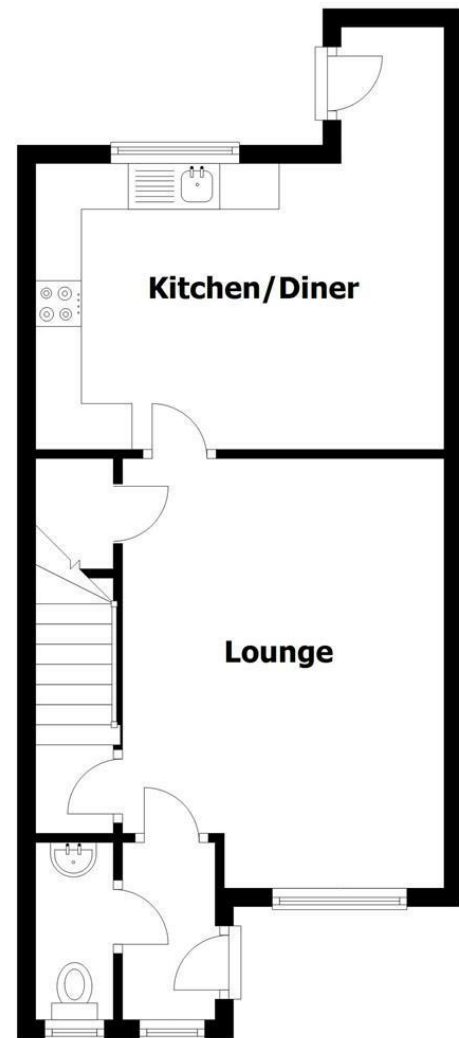


Charles Louis Homes Ltd
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Ramsbottom
Bury
BL0 9HX

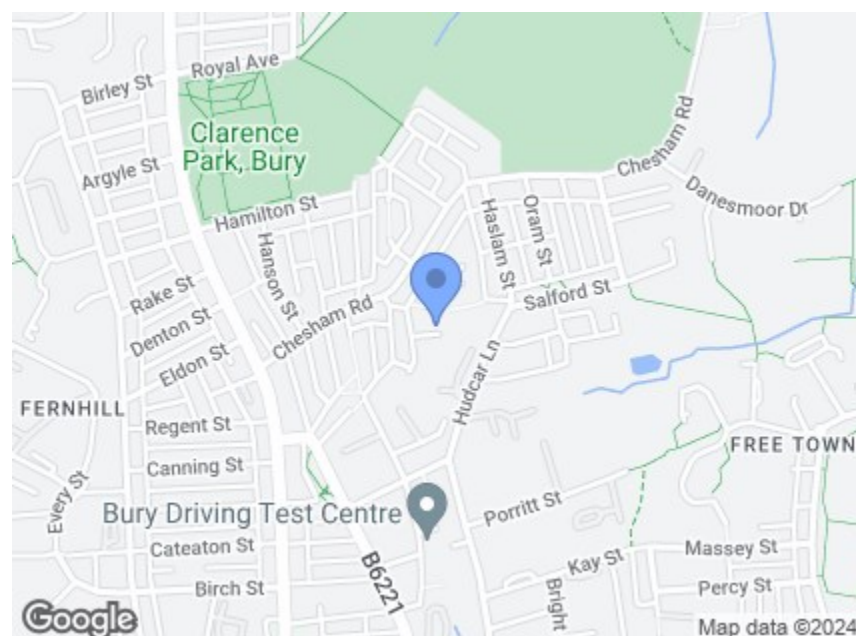
CHARLES LOUIS
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	74	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

15 Clarence Close
Bury, BL9 6HE

£950 Per month



- A Modern & Beautifully Presented Family Home
- Ground Floor WC, En suite WC & Bathroom
- Attractive & Easy Maintenance Garden
- Two Parking Spaces to the Rear
- Lounge & Spacious Dining Kitchen
- Three Bedrooms, Master with Walk in Shower
- Close to Town Centre & Motorway Links
- Unfurnished & Available from Early December

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.

15 Clarence Close , Bury, BL9 6HE

A long term tenant is sought for this modern and very well appointed terraced family home situated within easy walking distance of the Rock shopping centre, and within close proximity to the motor way links. The property is offered unfurnished and will be available to occupy from early December.

Comprising entrance vestibule, ground floor WC, lounge and dining kitchen to the ground floor, with master bedroom having a walk in shower and en suite WC, a second double bedroom plus a single, and family bathroom to the first floor. To the rear the property benefits from having an attractive and easy to maintain garden plus two parking spaces. Early enquiry is strongly recommended, call now to reserve your viewing appointment.

Entrance

A side facing UPVC entrance door opens into the entrance vestibule with a front facing UPVC window and power points.

WC

With a front facing UPVC glazed window, laminate wood effect flooring, heated towel rail, low level WC and hand wash basin.

Lounge

15'5 max (13'6 min) x 11'6 (4.70m max (4.11m min) x 3.51m)

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



Dining Kitchen

15'2 max (10'3 min) x 14'7 (4.62m max (3.12m min) x 4.45m)

With a rear facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, built in electric oven with gas hob and extractor hood, plumbing for a dishwasher and washing machine, space for a fridge freezer, and UPVC door opening out to the garden.



First Floor Landing

With power points and loft access.

Master Bedroom

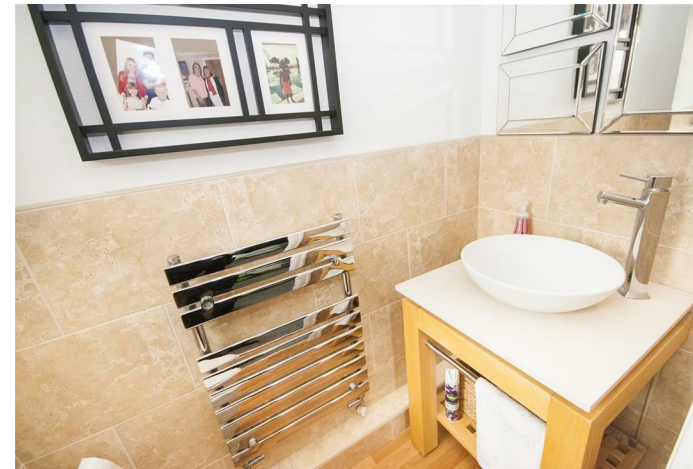
11'6 x 10'8 (3.51m x 3.25m)

With a front facing UPVC window, radiator, power points, fitted wardrobes with underlighting, fitted dressing unit and walk in shower unit.



En suite WC

Partly tiled with a front facing UPVC window, tiled flooring, radiator, extractor fan, low flush WC and hand wash basin with vanity unit.



Bedroom Two

10'4 max (8'2 min) x 8'6 (3.15m max (2.49m min) x 2.59m)

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



Bedroom Three

10'4 x 5'8 (3.15m x 1.73m)

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



Bathroom

6'5 x 5'5 (1.96m x 1.65m)

Partly tiled with tiled flooring, radiator, extractor fan and three piece bathroom suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with pedestal.



Garden

A pretty rear garden laid with a faux lawn for easy maintenance, with access gate, external lighting and water supply.



Parking

The property benefits from having 2 parking spaces to the rear.