

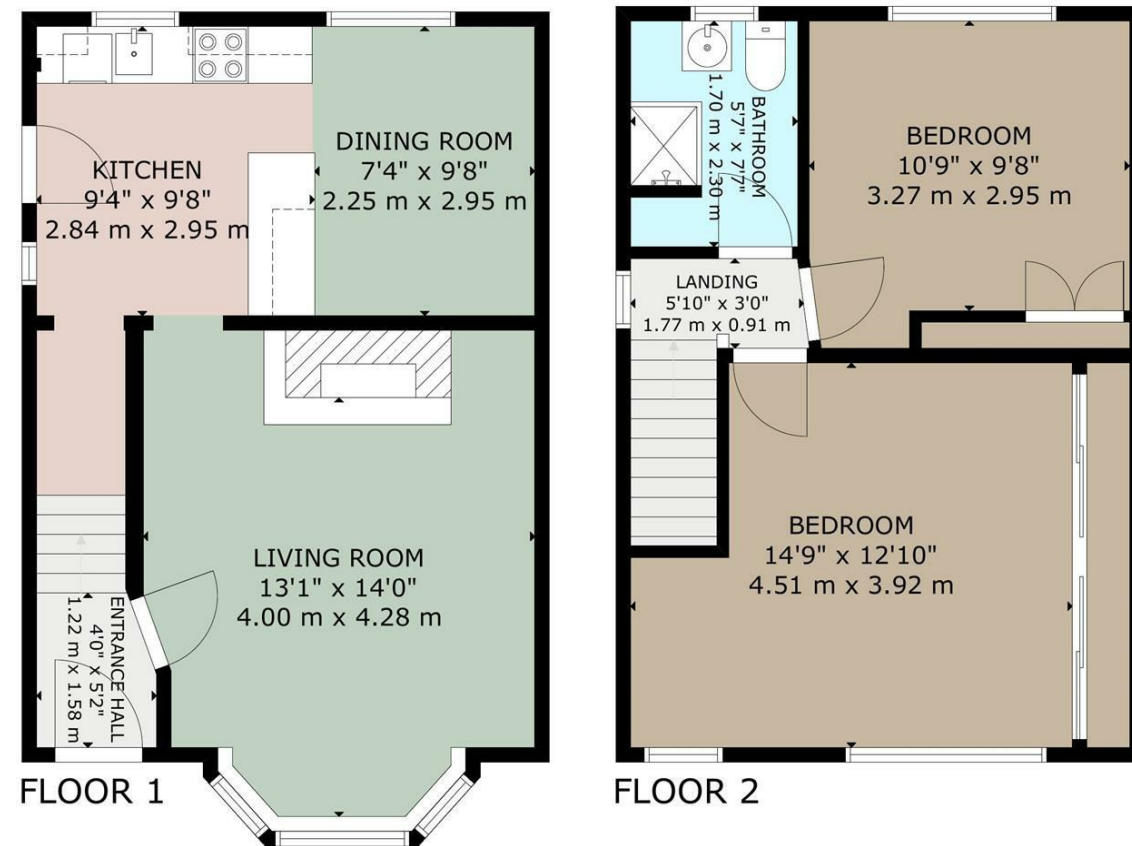


Charles Louis Homes Ltd
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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 77 m²/828 sq ft
FLOOR 1: 39 m²/422 sq ft, FLOOR 2: 38 m²/406 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



4 Rectory Lane , Bury, BL9 7TA

Offers over £180,000



- Two Bedroom Bay Fronted Semi Detached
- Open Plan Kitchen/Diner & Living Room
- Well Proportioned Garden To Front & Rear
- Situated In A Well Sought After Location
- Sold With No Chain
- In Need Of Some Modernisation
- Close To Local Amenities & Transport Links
- A Must See!! To Appreciate Size & Location



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676 and continue onto Bridge St, Bridge St turns slightly left and becomes Peel Brow, then a slight right onto Bury New Rd. Turn right onto Manchester Rd/A56 and then turn left to merge onto M66 towards Manchester/M60/M62. At junction 2, take the A58 exit to Heywood/Bury. At Heap Bridge Interchange, take the 5th exit onto Rochdale Rd/A58, then turn right onto Wash Ln/B6221. Turn right onto Willow St, go through 2 roundabouts, then turn right onto Rochdale Old Rd.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

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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, Bury, BL9 7TA

SOLD WITH NO CHAIN**TWO BEDROOM BAY FRONTED SEMI DETACHED PROPERTY**GOOD SIZED GARDEN TO REAR**SITUATED IN A WELL SOUGHT AFTER LOCATIONCharles Louis Homes are pleased to bring to the market this two bedroom semi detached property which is in need of some modernisation and is sold with no chain. The property in brief comprises of entrance hallway, living room, open plan kitchen/diner and well proportioned garden to the rear. To the first floor are two double bedroom and family bathroom. The property benefits from gas central heating and double glazing throughout. A Must See!!! To appreciate size and location of property.

Entrance Hall

4'0 x 5'2 (1.22m x 1.57m)
uPVC door to front elevation, centre ceiling light access to downstairs accommodation and stairs to first floor.

Living Room

13' 1 x 14 (3.96m 0.30m x 4.27m)
uPVC double glazed bay window to front elevation fitted with, shutters, feature fireplace with brick surround, coving, centre ceiling light, gas central heating radiator, laminate wood flooring and access to kitchen diner.



Alternative View



Open Plan Kitchen/Diner

9'4 x 9'8 (2.84m x 2.95m)
uPVC double glazed window to rear elevation with views overlooking garden, fitted with a range of wall and base units and complimentary worktops, inset sink and mixer tap, four ring hob with integrated oven and extractor fan above, splashback tiles, integrated fridge and freezer, space for washing machine, centre ceiling light, gas central heating radiator and access to rear garden.



Alternative View



Dining Room

7'4 x 9'8 (2.24m x 2.95m)
uPVC double glazed window to rear elevation overlooking garden, laminate wood flooring, coving, gas central heating radiator and centre ceiling light.



Master Bedroom

14'9 x 12'10 (4.50m x 3.91m)
Two uPVC double glazed windows to front elevation with shutters, fitted wardrobes, laminate wood flooring, coving, centre ceiling light and gas central heating radiator



Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)
uPVC double glazed window to rear elevation, laminate wood flooring, coving, gas central heating radiator and centre ceiling light.



Family Bathroom

5'7 x 7'7 (1.70m x 2.31m)
uPVC opaque double glazed window to rear elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin and walk in shower, part tiled walls, laminate flooring, gas central heating radiator, centre ceiling light.

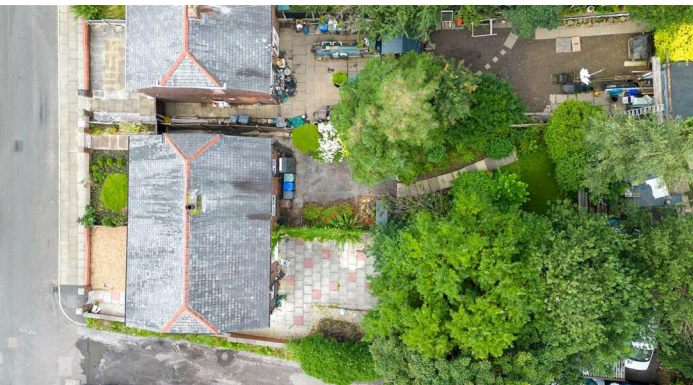


Rear Garden

Large enclosed private garden to rear with patio area and steps leading to upper level with mature trees and shrubs.



Alternative View



Front External

Set behind dwarf wall with metal gate and pathway to front door with shrubs, plants and lawn area.

Council Tax - Bury Band B
Tenure - Leashold