



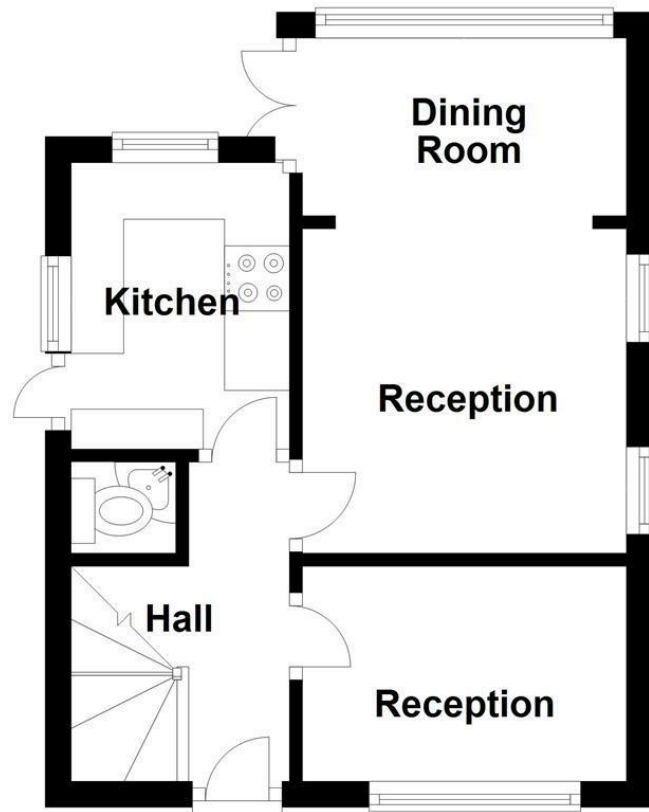
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

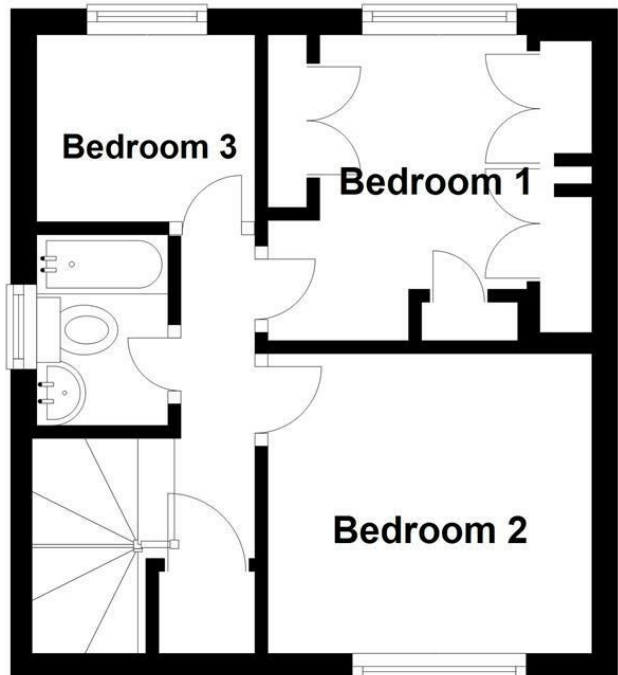
HOMES LIMITED

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Ground Floor



First Floor



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St, turn left onto Holcombe Rd/B6215 and continue to follow Holcombe Rd. Next continue onto Chapel St, continue onto Market St. At the roundabout, continue straight onto Bury Rd/B6213, go through 1 roundabout, turn right onto Goodlad St. Turn left onto Walshaw Rd, then turn right onto Cotswold Cres. Turn left onto Ettington Close. Destination will be on the left

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

4 Ettington Close
Bury, BL8 1QB

Offers over £260,000



- Extended Three Bedroom Semi Detached Property
- In Need of Some Refurbishment
- Gas Central Heating & Double Glazing Throughout
- Close To Local Amenities & Transport Links

- Set In A Cul De Sac Location, In A Well Sought After Area
- Two Reception Rooms, Kitchen & Downstairs WC
- Drive way Parking & Gardens To Front & Rear
- A Must See!!! To Appreciate Size & Location

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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4 Ettington Close

, Bury, BL8 1QB

*****A MUST SEE! SET IN A QUIET CUL-DE-SAC**THREE BEDROOM DETACHED HOUSE**IN NEED OF SOME RENOVATION**SITUATED IN A WELL SOUGHT AFTER LOCATION***** Charles Louis Homes are pleased to bring to the market this three bedroomed detached property. The property is situated in a well sought-after area and is set in a quiet cul-de-sac in the popular location, benefiting from countryside walks and parks and also provides excellent local schools. The property in brief comprises of entrance hallway, downstairs WC, reception room one, kitchen/breakfast area, living room and dining room, overlooking the garden. There is a staircase in the hallway leading up to the first floor where you will find three bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers driveway parking with gardens to front and rear. Viewing is a must and is essential to appreciate location and size of this property.

Entrance Hall

Front entrance door opens into the hallway with a front facing window, stairs ascending to the first floor.

Ground Floor WC

With a side facing UPVC window, low flush WC and hand wash basin.

Reception One

With a front facing UPVC window, centre ceiling light, radiator, TV point and power points.

Reception Two

With a side facing UPVC window, centre ceiling light, radiator, power points, and an open aspect adjoining the Dining Room.

Dining Room

With a rear facing UPVC window, centre ceiling light, radiator, power points and French doors opening out to the garden.

Kitchen

With a rear and a side facing UPVC window, centre ceiling light and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob, space for a fridge freezer and plumbing for a washing machine.

First Floor Landing

With a storage cupboard, leading to Bedrooms One, Two, Three and Bathroom.

Master Bedroom

With a front facing UPVC window, centre ceiling light, radiator, built in wardrobes and power points.

Bedroom Two

With a rear facing UPVC window, centre ceiling light, radiator, built in wardrobes and power points.

Bedroom Three

With a rear facing UPVC, centre ceiling, radiator and power points

Bathroom

With a side facing window fitted with a three piece bathroom suite comprising panel enclosed bath, low flush WC and hand wash basin.

Rear Garden

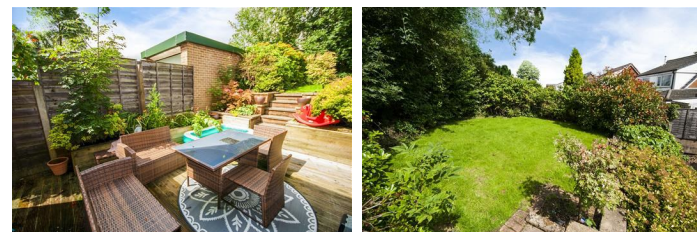
Patio Area with steps to Upper level with mainly laid to lawn, with mature trees and shrubs.



Front External

Driveway parking to the front with pathway and stairs leading to front door.

Alternative View



Council Tax - Bury Band D

Tenure - Leasehold