

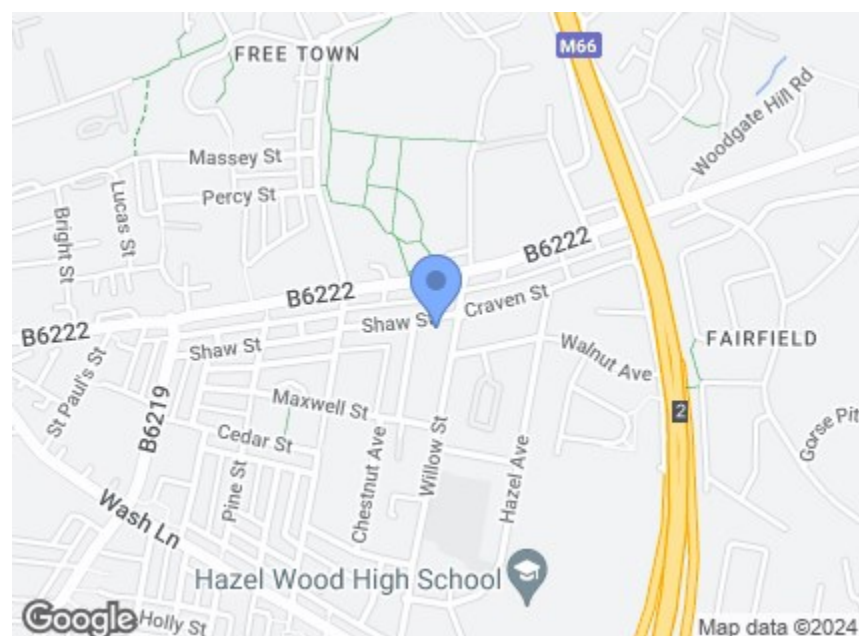


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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	63	A	A
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

88 Shaw Street

, Bury, BL9 7PT

£925 Per month



- Open Viewings Friday 3rd Nov 3.30pm to 5.30pm
- Unfurnished & Available Immediately
- Central Location Close To Town
- Close to M66 & Ideal for Commuting
- Two Bedrooms both with Fitted Wardrobes
- Modern Kitchen & Family Bathroom Room
- Lovely Gardens Rear With Patio and Driveway Parking
- Modern & Very Well Presented

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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****Open Viewings Friday 3rd Nov 3.30pm to 5.30pm**** 88 Shaw Street, Bury, BL9 7PT

Conveniently situated close to Bury Town Centre with its many amenities and the M66 motorway, this modern and immaculately presented semi detached property offers off street parking and a beautifully kept rear gardens with patio.

The property comprises in brief; entrance porch opening to the lounge and onto the dining kitchen with access to the rear garden via sliding patio doors, and door to the ground floor WC. The first floor accommodation is made up of master bedroom with fitted and built in wardrobes, second bedroom with fitted wardrobes, and family shower room.

Set behind iron gates, the property also benefits from having driveway parking for one, whilst the gardens at the back have been lovingly cared for. This must be viewed at your earliest opportunity to avoid disappointment.



Council Tax Band B
EPC Rating D