

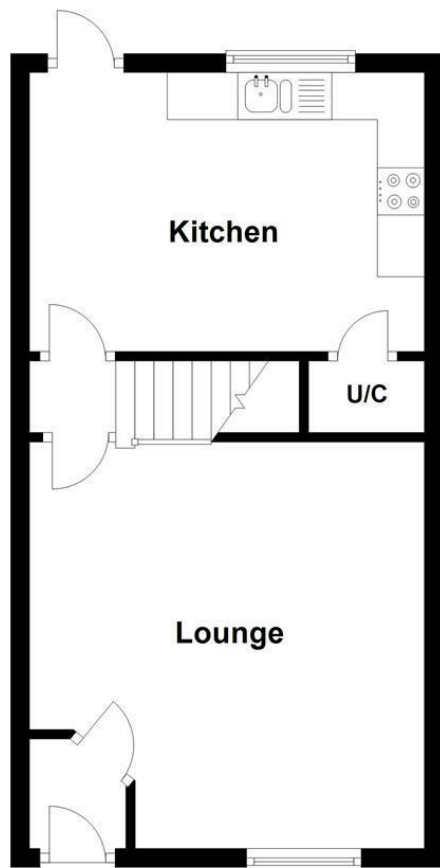


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

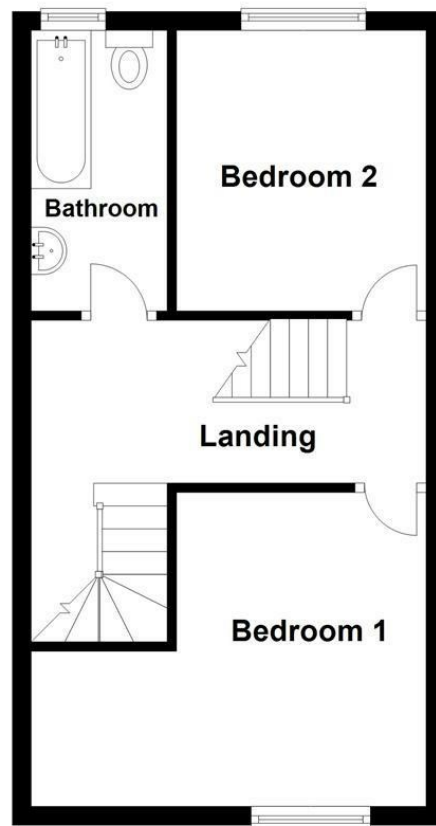
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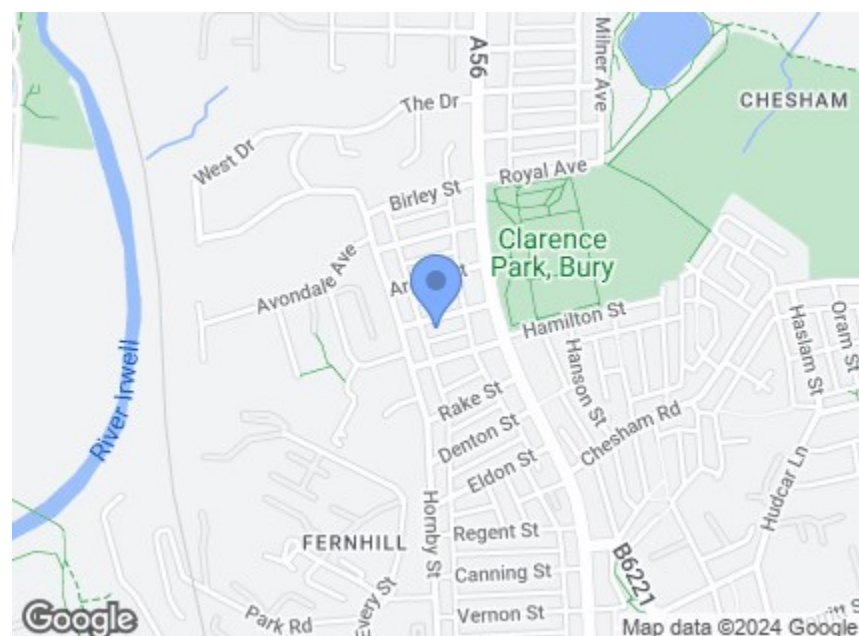
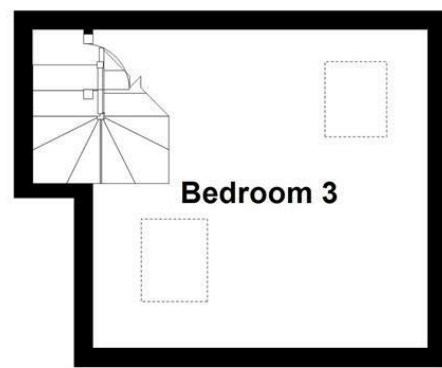
Ground Floor



First Floor



Second Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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 environmentally friendly - higher CO ₂ emissions	
		Not energy efficient - higher running costs	
		EU Directive 2002/91/EC	
		England & Wales	

21 Clifton Street
Bury, BL9 5DY
£950 Per month



- A good Size Three Bed Family Home
- Close to Bury Centre, Metrolink & Motorway
- Lounge & Kitchen With Breakfast Bar
- Built in Oven & Hob, Washer to Remain
- Two Bedrooms & Bathroom To 1st Floor
- Third Bedroom to 2nd Floor
- Enclosed Courtyard to the Rear
- Available to Occupy Immediately

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.

21 Clifton Street , Bury, BL9 5DY

Charles Louis are delighted to offer this spacious family size terrace situated close to the centre of Bury ideal for the commuter with Bury Interchange and motorway links close by. The Rock shopping centre is just a short walk away, with all the town centre's amenities being easily accessible too.

The property comprises entrance vestibule, lounge and kitchen with cooker, washing and breakfast bar, two bedrooms and house bathroom to the first floor, and a good size double bedroom to the second floor. To the rear the property offers an enclosed paved yard, and parking is available on street.

Offered unfurnished and available immediately, viewings are by appointment only. Call at your earliest opportunity to avoid disappointment.

Entrance

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

Lounge

14'2" x 13'8" (4.32m x 4.18m)

With a front facing UPVC window, wood effect flooring, feature fireplace with living flame effect gas fire, radiator, TV point and power points.



Dining Kitchen

13'8" x 9'9" (4.19m x 2.98m)

With partly tiled walls, a rear facing UPVC window, radiator and power points. Fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drainer unit, built in electric oven with gas hob and extractor hood, free standing washing machine to remain. With a breakfast bar and rear opening UPVC door opening out to the garden.



Landing

Leading to Bedroom One and Two plus Bathroom, with a radiator and stairs ascending to the second floor bedroom.

Bedroom One

13'8" x 10'11" (4.19m x 3.33m)

L Shaped bedroom with a front facing UPVC window, radiator and power points.



Bedroom Two

9'8" x 8'7" (2.97m x 2.64)

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



Bathroom

9'8" x 4'7" (2.97m x 1.42m)

Fully tiled with wood effect flooring and a rear facing UPVC glazed window, fitted with a three piece bathroom comprising panel enclosed bath, low flush WC and hand wash basin with pedestal.



Second Floor Landing

Small landing with door opening to Bedroom Three.

Bedroom Three

13'5" x 11'1" (4.11m x 3.38m)

With two velux windows, radiator, power points and storage in the eaves.



Rear Yard

A good size enclosed yard to the rear.



Council Tax Band A