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GROSS INTERNAL AREA
TOTAL: 85 m²/920 sq ft
FLOOR 1: 85 m²/920 sq ft
EXCLUDED AREA: GARAGE: 13 m²/138 sq ft, PORCH: 2 m²/24 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

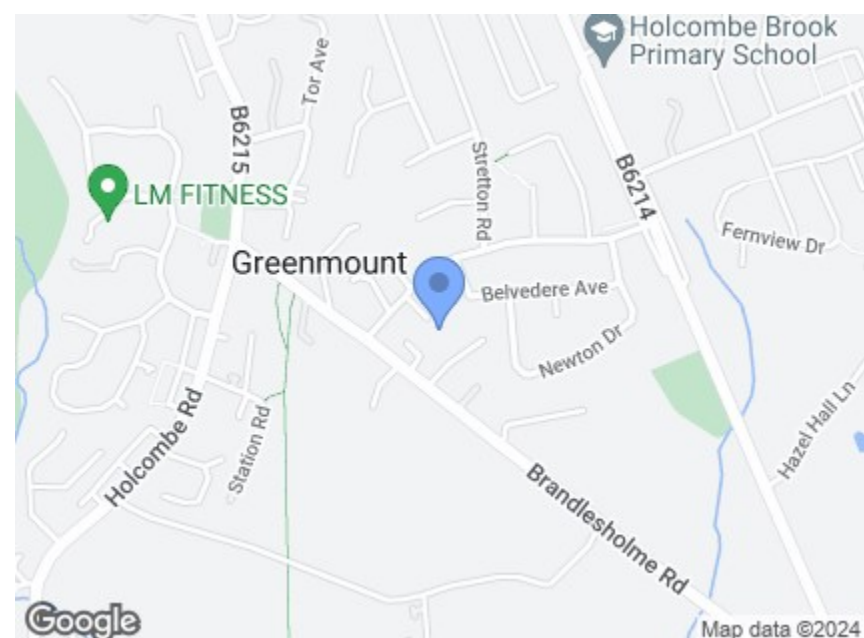


8 Dover Close Greenmount, Bury, BL8 4EE

Offers in the region of £380,000



- Three bedroom well presented detached bungalow
- Open plan kitchen/dining area & family bathroom
- Sold with no chain
- Set in a quiet cul de sac, in a well sought after location
- Gas central heating & double glazing throughout
- Driveway parking, garage & well proportioned gardens
- Walking proximity to local amenities & transport links
- A Must See!!! Viewing is highly recommended



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Then turn left onto Holcombe Rd/B6215 and left again onto Brandlesholme Rd/B6214. Turn left onto Vernon Rd and then right onto Dover Cl.

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

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.

8 Dover Close

Greenmount, Bury, BL8 4EE

***WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW**SOLD WITH NO CHAIN**SITUATED IS A QUIET & WELL SOUGHT AFTER CUL DE SAC LOCATION**A MUST SEE!!!!**

Charles Louis Homes are delighted to present this spacious and superbly positioned detached bungalow located in walking distance to Greenmount Cricket Club. The property offers generous accommodation comprising entrance porch, lounge, dining room opening plan to fitted kitchen with utility area, master bedroom, a further two bedrooms and an attractive and modern bathroom with separate shower. To the rear there is a mature and private garden which features a variety of plants, shrubs and trees with patio area, as well as the garage which is set back allowing ample parking on the driveway.

Viewing is essential to appreciate the size and position of this fabulous bungalow in a much sought after location.

Entrance Porch

4'10 x 5 (1.47m x 1.52m)

Composite door to front, ceiling light and door opening into the hallway.

Living Room

13'5 x 22'5 (4.09m x 6.83m)

With a front facing uPVC window, coving, feature fireplace with gas fire, gas central heating radiators, centre ceiling light, TV point, and power points.



Alternative View



Kitchen/Diner

8'6 x 17'11 (2.59m x 5.46m)

With a side and rear facing UPVC window, tiled flooring, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit with mixer tap, integrated dishwasher, built - in electric oven, four ring gas hob with modern extractor above, splashback tiles and centre ceiling light, access to the rear garden and garage.



Alternative View



Inner Hallway

8'4 x 4 (2.54m x 1.22m)

Access to all three bedrooms, bathroom and living room

Master Bedroom

12'5 x 10'11 (3.78m x 3.33m)

With front facing uPVC window, fitted wardrobes, gas central heating radiator and centre ceiling light.



Bedroom Two

9 x 11'9 (2.74m x 3.58m)

With rear facing uPVC window, gas central heating radiator and centre ceiling light.



Bedroom Three

7'11 x 11'9 (2.41m x 3.58m)

With rear facing uPVC window, gas central heating radiator and centre ceiling light.



Bathroom

8'3 x 7'4 (2.51m x 2.24m)

Fully tiled with rear facing opaque UPVC windows, tiled flooring, radiator, glass panelled shower cubicle with overhead shower, panel enclosed bath, low flush W/C, and hand wash basin with pedestal.



Garage

8'6 x 16'2 (2.59m x 4.93m)

Attached to the property, with an up and over door

Rear Garden

An enclosed and private garden, featuring a variety of plants, shrubs, trees and a patio area.



Front Garden

Set behind dwarf wall, pathway to front door and borders with plants and shrubs. Garage and ample driveway parking

Council Tax- Bury Band D
Tenure - Leasehold