

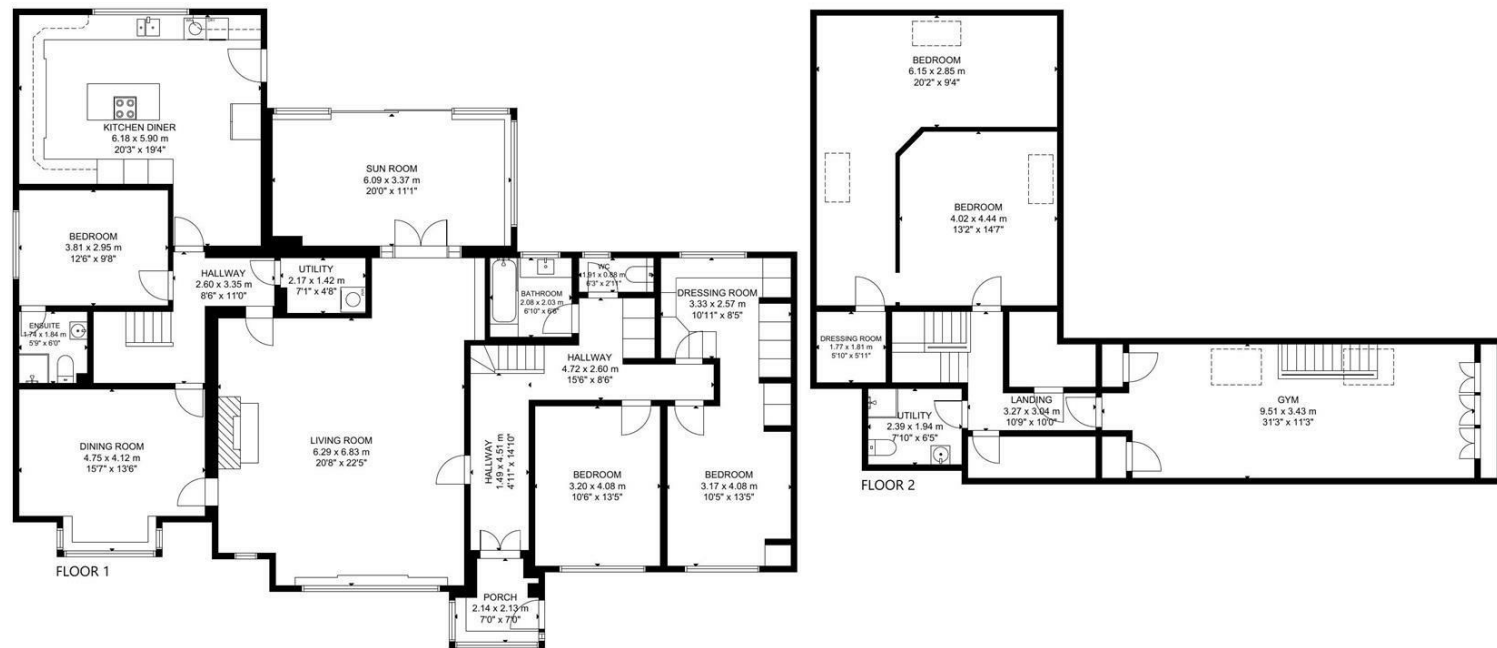


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

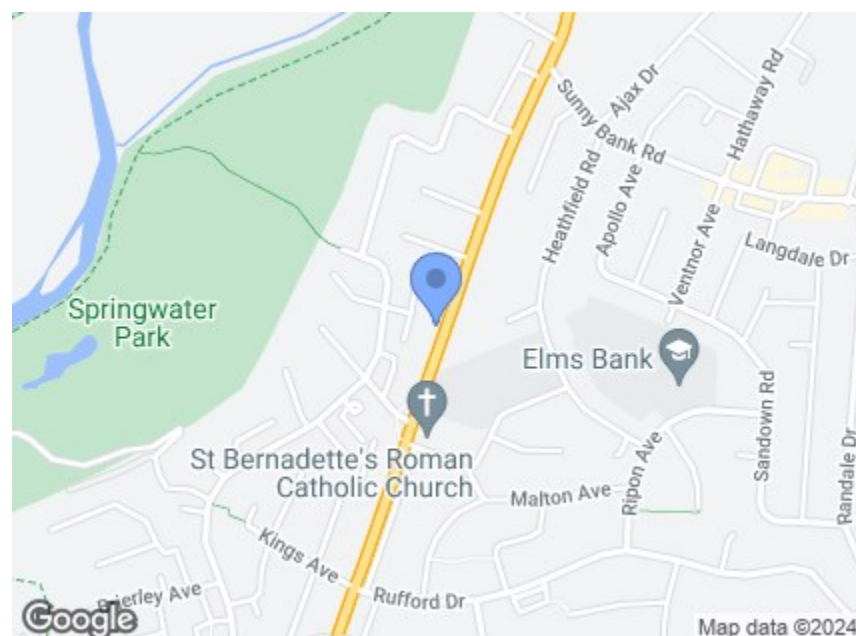
# CHARLES LOUIS

HOMES LIMITED

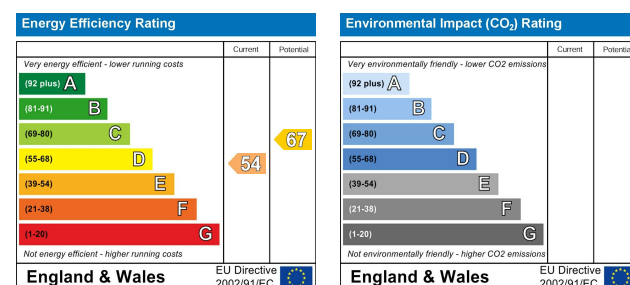
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 325 m<sup>2</sup>/3,501 sq ft  
FLOOR 1: 218 m<sup>2</sup>/2,349 sq ft; FLOOR 2: 107 m<sup>2</sup>/1,152 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Directions



912 Manchester Road  
, Bury, BL9 8DW

£1,995 Per month



- A Substantial Detached Family Home
- Situated Close To Whitefield Metrolink
- Large Lounge, Dining Room & Sun Room
- Three Beds to Ground Floor, Two to First
- Set Back in an Elevated Position
- Ideal for Access to Schools & Amenities
- Country Style Kitchen & Three Bathrooms
- Must Be Viewed To Be Appreciated

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.

Tel: 0161 9590166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



# 912 Manchester Road

, Bury, BL9 8DW

**\*\*Substantial Family Home with An Elevated Position in a Superb Location\*\* Generous Plot With Car Port & Garage To The Rear\*\* Three Reception Rooms & Up To Six Bedrooms\*\* Country Kitchen & Utility Area\*\* Three Bathrooms\*\* Must Be Viewed To Be Appreciated**

The property is situated in an ideal location within walking distance to Whitefield Metrolink Station and bus routes offering easy access to Manchester City Centre and Bury Town Centre, as well as easy links to the motorway network from J17 of the M60.

The location of the property also sits within the school catchment area for some of the best schools in Greater Manchester.

## Porch

UPVC brick built porch with tiled flooring and double doors opening into;

## Entrance Hall

With two radiators, power points, built in storage cupboards and stairs ascending to the first floor.

## Lounge

Spacious & light with a front facing UPVC double glazed picture window, coving, chandelier style ceiling lights and two wall lights, laminate wood effect flooring, feature fireplace with open fire, three radiators, TV point, power points and French doors opening in the conservatory.

## Conservatory

With a UPVC window, tiled flooring, radiator and power points.

## Dining Room

With a front facing UPVC double glazed box bay window, coving, laminate wood effect flooring, radiator and power points.

## Kitchen

Country style kitchen with a rear facing UPVC double glazed window, tiled flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric double oven, Centre island with inset hob and extractor over, plumbing for a dishwasher and for a washing machine, space for an American style Fridge/Freezer, and a UPVC door to the side opening out to the garden.

## Utility Cupboard

Housing the boiler, with power points and space for a tumble dryer.

## Bathroom

Fully tiled with a rear UPVC window, tiled flooring, shaver point, heated towel rail, panel enclosed bath with shower over and hand wash basin with vanity unit.

## Separate toilet

With a rear facing opaque UPVC double glazed window, heated towel rail, low level WC and hand wash basin.

## Master Bedroom

With a front facing UPVC window and one to the rear, with coving, spotlighting, fitted wardrobes, radiator, power points and a walk in dressing area with wall to wall fitted wardrobes and dressing table.

## Bedroom Two

With a side UPVC window, laminate flooring, radiator and power points.

## Ensuite Shower

With tiled flooring, radiator, walk in shower, low flush WC and hand wash basin.

## Bedroom Three

With a front facing UPVC double glazed window, coving, radiator and power points.

## First Floor Landing

With spotlighting, two walk in store rooms, power point and loft access.

## Bedroom Four/ Playroom

With two double glazed windows, built in wardrobes and cupboards, radiator and power points.

## Bedroom Five

With a double glazed velux window, spotlighting, laminate flooring, loft hatch and power points. Leading to another room ideal as a study /playroom with two velux windows, two radiators, laminate flooring, spotlight and walk in store room.

## Shower Room

Fully tiled with spotlighting, radiator, walk in shower unit with electric shower, low flush WC and hand wash basin with pedestal.

## Rear Garden/Rear Courtyard

An enclosed garden mainly laid to lawn with plant and shrub borders and external lighting.

## Detached Garage

With an up over door, three UPVC windows to the side, side UPVC door, power and lighting.

## Car Port & Parking

Car port to the rear sheltering 2 cars and one additional space in front of the garage.

Local Authority: Bury Upper Tier

Council Tax Band: E