



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

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

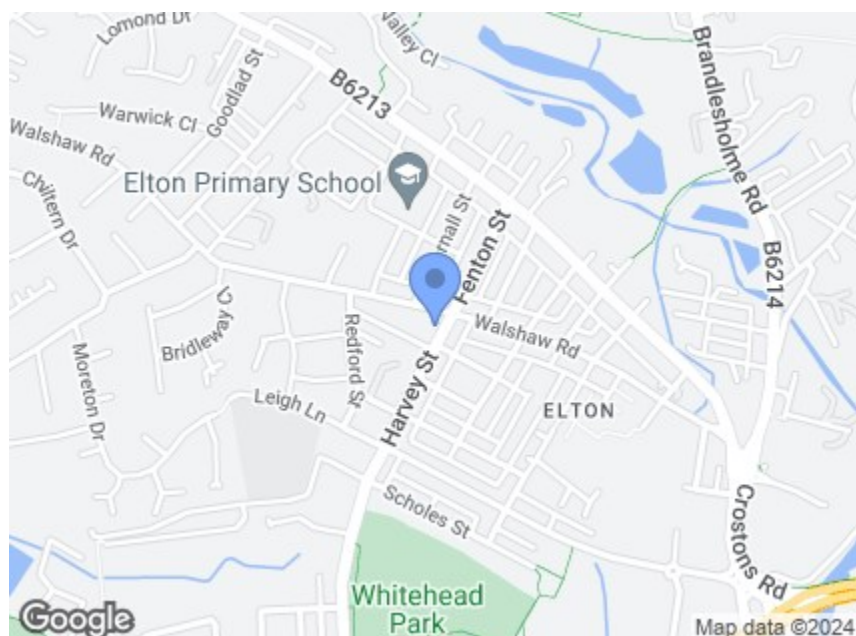


FIRST FLOOR



GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 64 m²/678 sq.ft
GROUND FLOOR: 32 m²/339 sq.ft, FIRST FLOOR: 32 m²/339 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St and then turn right onto Carr St. Next turn right onto Bolton St/A676 and then turn left onto Holcombe Rd/B6215. Continue to follow Holcombe Rd, continue onto Chapel St and continue onto Market St. At the roundabout, continue straight onto Bury Rd/B6213 and turn right onto Fenton St/B6212 and go through 1 roundabout Destination will be on the right

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A (92 plus)	88	A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)	71	C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	

EU Directive 2002/91/EC England & Wales

6 Harvey Street
Elton, Bury, BL8 1NJ

Price guide £155,000



- Well presented two bedroom mid terrace property
- Gas central heating & double glazed throughout
- Located in the sought after area of Elton
- Gardens to the front & rear with parking to rear
- Ideal for first time buyers & investors
- Fitted kitchen & bathroom
- Close to local amenities, transport links & walking distance to Bury
- A Must See!! Viewing highly recommended

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.

6 Harvey Street

Elton, Bury, BL8 1NJ

****A MUST SEE!!!**A WELL PRESENTED MID TERRACE **TWO BEDROOMS, SET IN A SOUGHT AFTER LOCATION****
Charles Louis Homes proudly presents this two bedroom mid-terrace house in Elton, within walking distance to countryside parks and Bury town centre. Ideal for first-time buyers or investors, this home boasts UPVC double glazed windows, and gas central heating throughout.

Inside, find an inviting lounge, a fitted kitchen with access to the rear patio. Two bedrooms and a bathroom complete the layout. Enjoy the enclosed and private rear garden with a parking space to rear of property. Viewing this property is a must to appreciate charm and size. Schedule your viewing today!

Entrance

6 x 3'8 (1.83m x 1.12m)
uPVC entrance door opening into the hallway, radiator and stairs ascending to the first floor.

Living room

16'4 x 10'1 (4.98m x 3.07m)
With a front facing uPVC double glazed bay window, coving, central ceiling, radiator and power points



Kitchen

7'10 x 13'4 (2.39m x 4.06m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and electric hob with extractor fan, plumbing for a dishwasher and washing machine, space for a fridge freezer.



Alternative view



First Floor landing

3'10 x 5'11 (1.17m x 1.80m)
With access to both bedrooms and family bathroom, radiator and loft access.

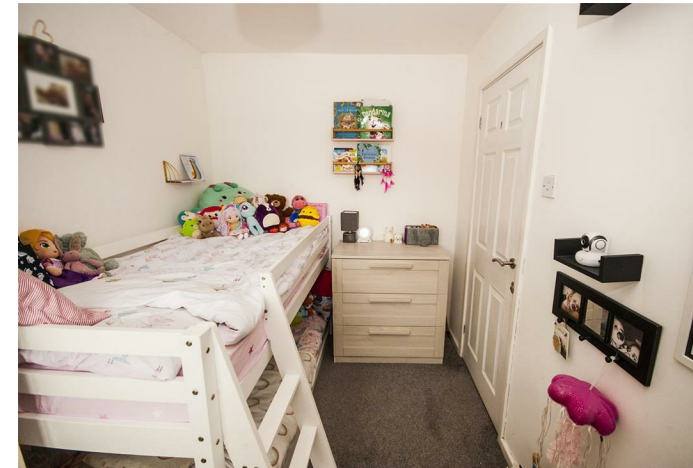
Master bedroom

13'9 x 13'4 (4.19m x 4.06m)
Front facing uPVC double glazed bay window, radiator, power points and a central ceiling light



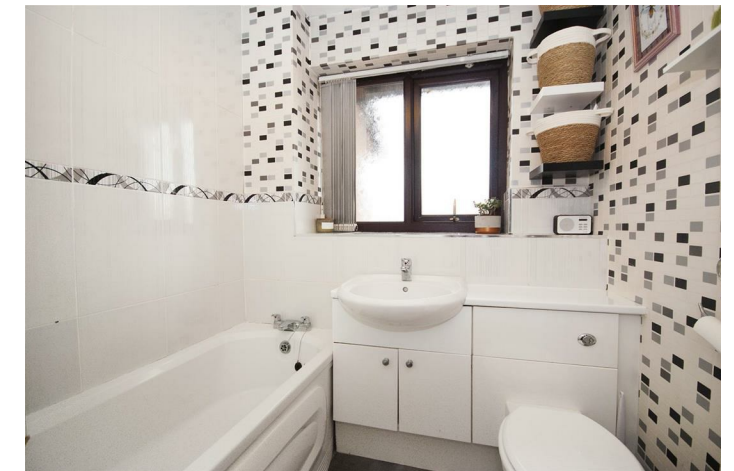
Bedroom two

10'5 x 7 (3.18m x 2.13m)
Rear facing uPVC double glazed window, radiator, power points and a central ceiling light.



Bathroom

10'5 x 7 (3.18m x 2.13m)
Partially tiled with laminate flooring, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with a vanity unit.



Rear Garden

An enclosed private rear garden with a lawn area and patio, with parking to rear of property.



Alternative view



Front Garden

Set behind a fence, lawn area and footpath to the front door

Tenure - Leasehold
Council Tax - Bury band A