

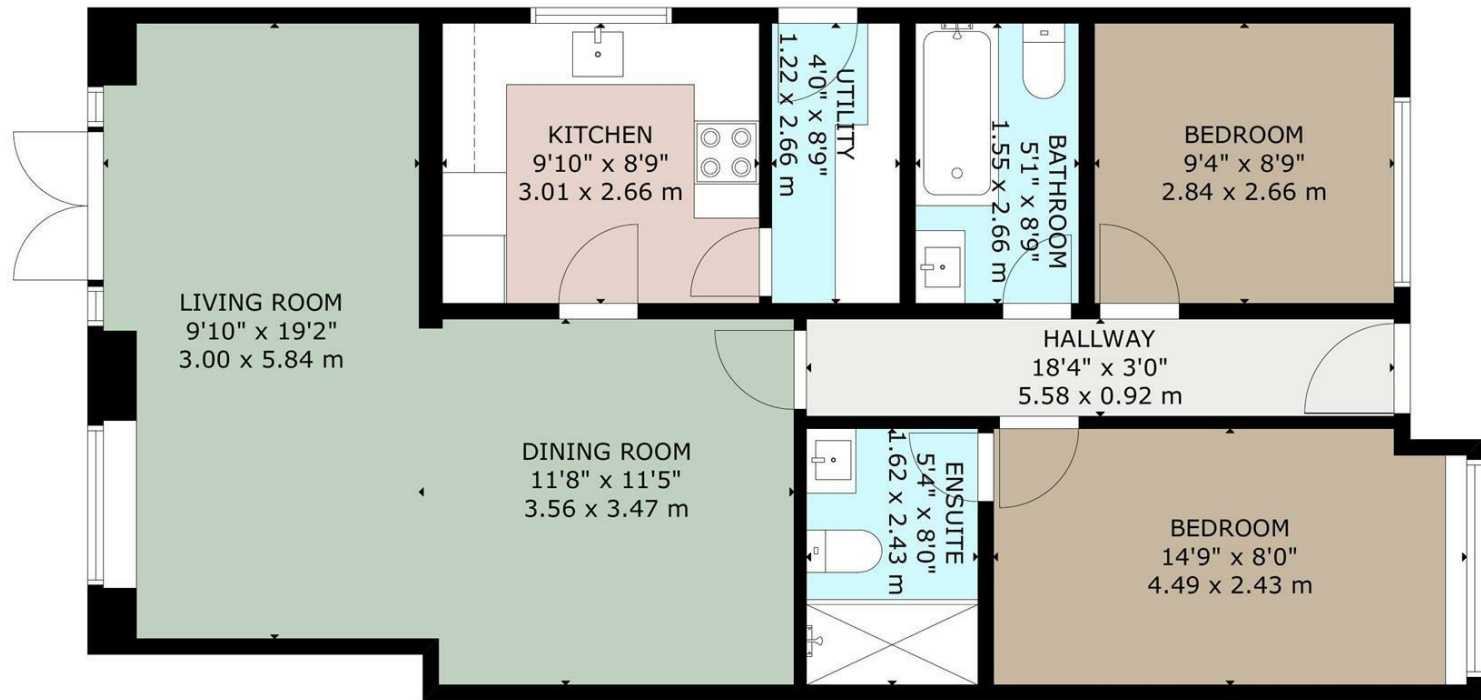


Charles Louis Homes Ltd  
4 Bolton Street  
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# CHARLES LOUIS

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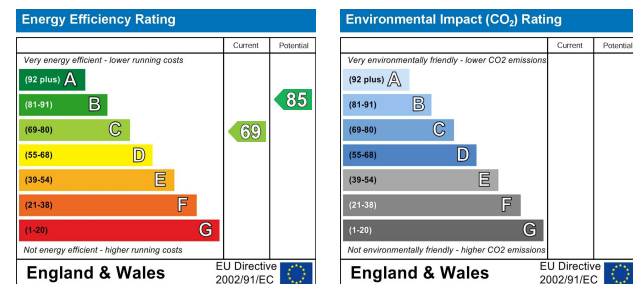


GROSS INTERNAL AREA  
TOTAL: 77 m<sup>2</sup>/829 sq.ft  
FLOOR 1: 77 m<sup>2</sup>/829 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head east on Carr St towards Bolton and continue onto Bridge St. Bridge St turns slightly left and becomes Peel Brow, turn slight right onto Bury New Rd. Next turn right onto Manchester Rd. Turn left to merge onto M66 towards Manchester, at junction 2, take the A58 exit to Heywood/Bury. At Heap Bridge Interchange, take the 5th exit onto Rochdale and then turn right onto Wash Ln. Turn right onto Willow St, go through 2 roundabouts and then turn right onto Rochdale Old Rd. Next turn left onto Castle Hill Rd and left onto Lea



No 35 Lea Mount Drive  
, Bury, BL9 7RR

Price guide £299,995



- Fully refurbished two bedroom semi-detached bungalow
- Master ensuite, family bathroom & utility room
- Gardens to the front & rear with ample driveway parking
- Located In a quiet & well sought after area
- Sold with no chain
- Open plan living room and dining room with double patio doors
- Close to local amenities, transport links & motorway
- A must See!!! Viewing highly recommended

# No 35 Lea Mount Drive , Bury, BL9 7RR

**\*\*NEWLY REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW\*\*FINISHED TO A HIGH STANDARD\*\*SOLD WITH NO CHAIN\*\*AMPLE DRIVEWAY PARKING & GARDENS TO FRONT & REAR\*\***

Discover this delightfully refurbished modern semi-detached two bedroomed property.

We begin by entering the light hallway, to the right there is a well proportioned second bedroom with a window to the front of the property. The hallway then leads to the master bedroom, on the left with an en-suite and double walk in shower. The family bathroom is opposite featuring a modern three-piece bathroom suite.

The hallway then leads us to an expansive open-plan dining area that effortlessly transitions into a well-lit lounge. The lounge, adorned with french doors, provides seamless access to the rear garden. Access via the dining room to the modern kitchen, which includes fitted appliances and the additional space of a utility room with plumbing for a washing machine and convenient access to the rear garden.

The property boasts the convenience of gas central heating and double-glazed windows throughout and is finished to a high standard.

A viewing is highly recommended to admire the finish of this property. Don't miss out on this opportunity, sold with no chain.

## Entrance Hallway

18'4 x 3 (5.59m x 0.91m)

Composite door opening into the hallway, radiator inset down lighters, and access to all living and bedroom accommodation.

## Living Room

9'0 x 19'2 (2.74m x 5.84m)

With a rear facing uPVC double glazed window and french doors leading to the rear garden and patio area, radiators, power points and inset down lighters.



## Alternative view



## Dining Room

11'8 x 11'5 (3.56m x 3.48m)

Open plan to the living room, access to the kitchen and hallway, radiators, power points and inset down lighters.



## Kitchen

9'10 x 8'9 (3.00m x 2.67m)

Fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven and induction hob with modern fitted extractor fan, integrated dishwasher and fridge freezer, inset down lighters and cushioned flooring.



## Alternative Views



## Utility Room

4 x 8'9 (1.22m x 2.67m)

Fitted with a range of base units with a contrasting work tops, plumbing for a washing machine and power points for dryer, cushioned flooring, access to the kitchen and external door to the side of the property.

## Master Bedroom

14'9 x 8 (4.50m x 2.44m)

Front facing uPVC double glazed window, radiator, power points inset down lighters and access to en-suite



## En-suite

5'4 x 8 (1.63m x 2.44m)

Fitted with a three piece suite, comprising of double walk in shower, hand wash basin with vanity unit and low level soft close WC, part tiled walls, cushioned flooring, chrome heated towel rail and silent extractor fan.



## Bedroom Two

9'4 x 8'9 (2.84m x 2.67m)

Front facing uPVC double glazed window, radiator, power points and inset down lighters.

## Bathroom

5'1 x 8'9 (1.55m x 2.67m)

Fitted with a three piece bathroom suite, comprising of pea shaped bath with shower and glass screen, low level soft close WC and hand wash basin with vanity unit, part tiled walls and white ladder style towel radiator and cushioned flooring.



## Rear Garden

Private rear garden with wooden fencing, mainly laid to lawn and Indian stone patio area

## Front Garden/ Driveway

Ample driveway parking, pathway to the front entrance and front garden

Tenure - Leasehold  
Council Tax - Bury Band C