



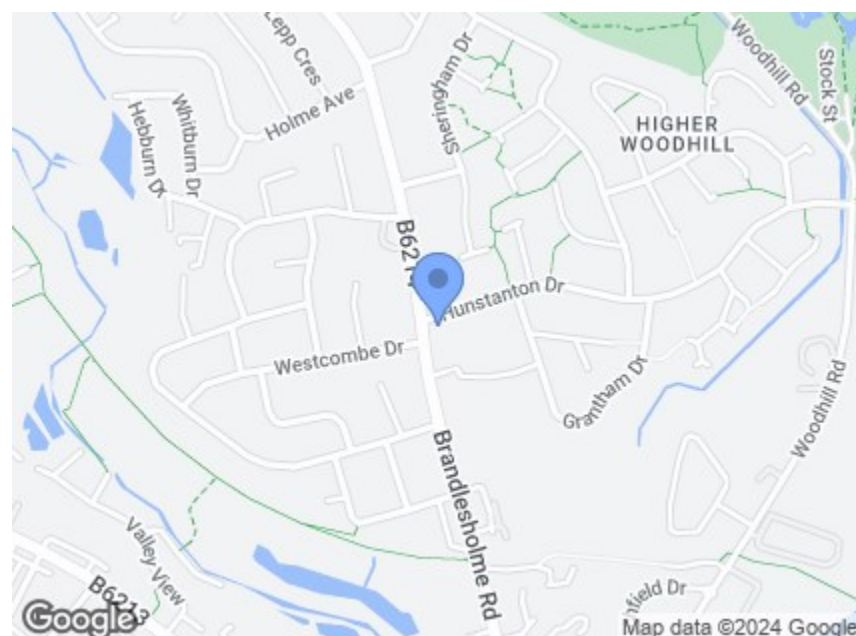
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**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)

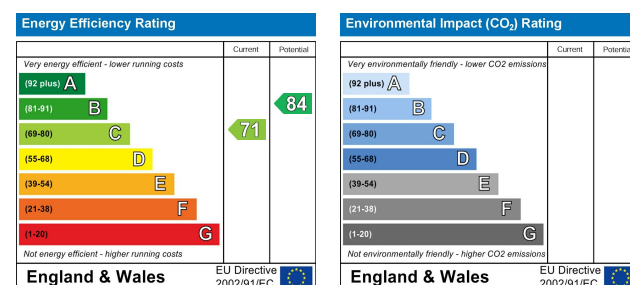


GROSS INTERNAL AREA  
TOTAL: 90 m<sup>2</sup>/963 sq.ft  
GROUND FLOOR: 51 m<sup>2</sup>/545 sq.ft, FIRST FLOOR: 39 m<sup>2</sup>/418 sq.ft  
EXCLUDED AREA: PORCH: 3 m<sup>2</sup>/37 sq.ft, GARAGE: 16 m<sup>2</sup>/169 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and then turn left onto Longsight Rd/B6214. Turn left onto Brandlesholme Rd/B6214 and then right onto Bankhouse Rd. Turn right onto Woodbank Dr Destination will be on the right



## 2 Woodbank Drive

Woodbank, Bury, BL8 1DR

Offers in the region of £250,000



- Three bedroom semi detached house
- Gas central heating and fully double glazed
- Fitted kitchen and two reception rooms
- Driveway parking and garage
- Well proportioned garden and patio to rear
- Sold with no chain
- Popular and convenient location
- Viewing is 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.

Tel: 0161 959 0166

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

# 2 Woodbank Drive

## Woodbank, Bury, BL8 1DR

**\*\*SOLD WITH NO CHAIN\*\*THREE BEDROOM SEMI DETACHED HOUSE\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\*DRIVEWAY PARKING & GARDENS\*\* Charles Louis Homes are pleased to bring to the market this three bedroom semi detached property, located in a well sought after area, close to bury town centre.**

The property in brief comprises of porch, leading into hallway with stairs to first floor, and leads off to living room and dining area with access to rear garden, kitchen, separate utility room with downstairs wc and benefits from gas central heating and double glazing throughout. To the first floor are three bedrooms and family bathroom. The property also benefits from garage, driveway parking for two cars and gardens to front and rear.

A Must See!!! To appreciate, size and location of property.

### Entrance Porch

6'6" x 5'11" (1.98m x 1.80m)  
uPVC front door to front elevation, double glazed windows to front and side, access through to hallway.

### Cloak Room

3 x 5'9" (0.91m x 1.75m)

### Hallway

6'4" x 12' (1.93m x 3.66m)  
Leading off to downstairs living accommodation and stairs leading to first floor, centre ceiling light and gas central heating radiator.

### Living Room

11'2" x 14'2" (3.40m x 4.32m)  
uPVC double glazed bay window to front elevation, wooden fire surround with space for fire, centre ceiling light, gas central heating radiator, open plan to dining room.



### Dining Room

8'5" x 10'11" (2.57m x 3.33m)  
uPVC door leading into rear garden, gas central heating radiator, centre ceiling light with fan, open plan leading through to living room.



### Kitchen

9 x 10'11" (2.74m x 3.33m)  
uPVC double glazed window overlooking garden, fitted with a range of wall and base units, inset one and half sink with mixer tap and contrasting worktops, splashback tiles, five ring gas hob with extractor above, integrated oven, space for fridge freezer, laminate wood flooring, lighting, gas central heating radiator and access through to utility room, downstairs wc and garage.



### Alternative View



### Utility

7'10" x 8'9" (2.39m x 2.67m)  
uPVC door leading out to garden, uPVC double glazed window to rear elevation, access to garage, inset sink and mixer tap with worktop, space for washing machine and fridge freezer, centre ceiling light and gas central heating radiator.

### First Floor Landing

5'9" x 8' (1.75m x 2.44m)  
uPVC double glazed window to side elevation, leading off to three bedrooms and family bathroom.



### Bedroom One

10'1" x 11'10" (3.07m x 3.61m)  
uPVC double glazed window to front elevation, gas central heating radiator, centre ceiling light.

### Bedroom Two

9'7" x 10'10" (2.92m x 3.30m)  
uPVC double glazed window to rear elevation, fitted wardrobes, gas central heating radiator, centre ceiling light.



### Bedroom Three

7'7" x 8'8" (2.31m x 2.64m)  
uPVC double glazed window to front elevation, storage cupboard, gas central heating radiator, centre ceiling light.

### Family Bathroom

8'1" x 5'4" (2.46m x 1.63m)  
uPVC frosted window to rear elevation, fitted with a three piece suite, comprising of walk in shower, hand wash basin, low level wc, tiled flooring, fully tiled walls, chrome heated towel rail, centre ceiling light.



### Rear Garden

Large and private enclosed garden with patio area, mainly laid to lawn, borders with mature shrubs, plants and trees.



### Alternative View



### Garage

8'5" x 21'7" (2.57m x 6.58m)  
Up and over door, power and lighting.

### Front Elevation

Access to garage, driveway parking for two vehicles, pathway to front door and lawn to left hand side of property.

Tenure - Freehold  
Council Tax - Bury Band C