

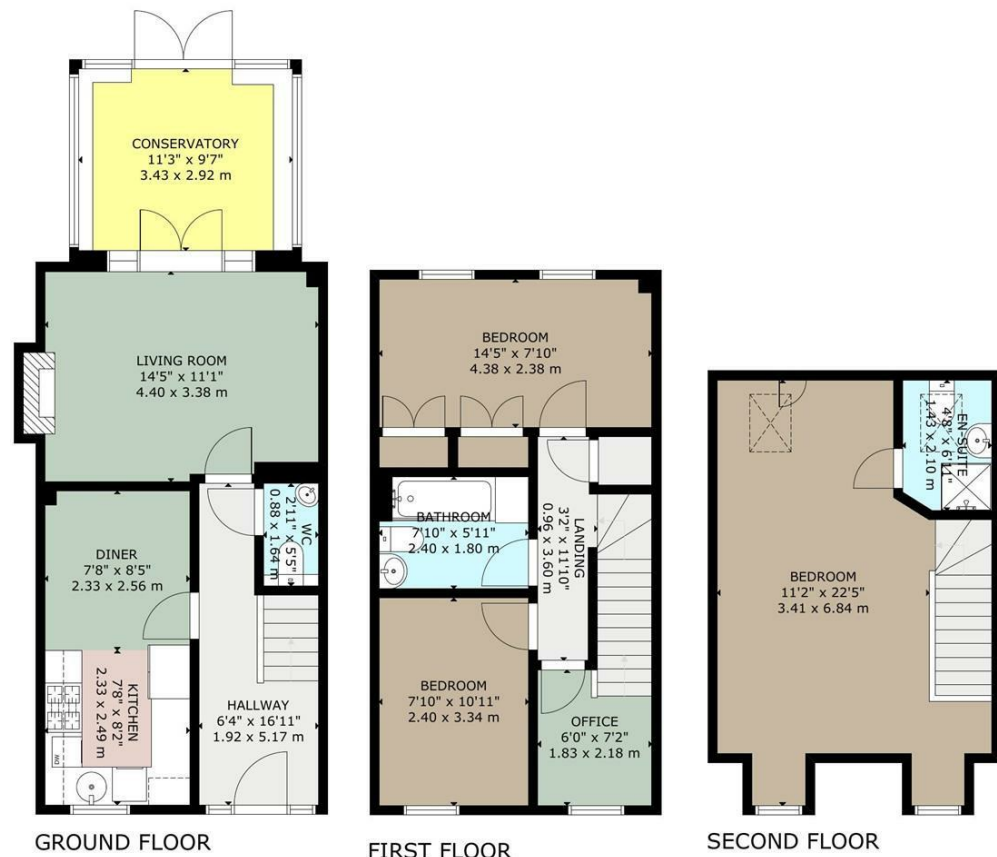


Charles Louis Homes Ltd
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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 114 m²/1,230 sq ft
GROUND FLOOR: 49 m²/531 sq ft, FIRST FLOOR: 37 m²/399 sq ft, SECOND FLOOR: 28 m²/300 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



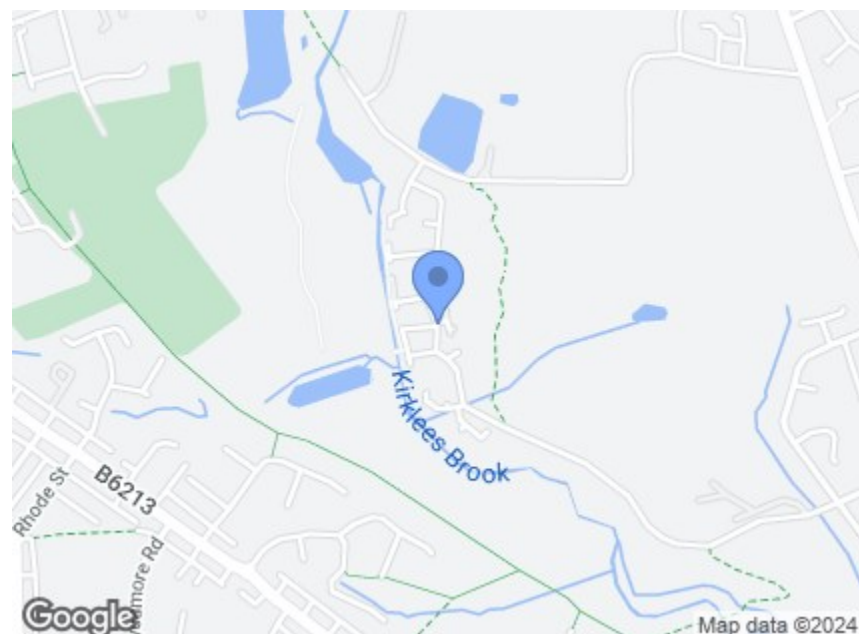
26 Kingsbury Close
Bury, BL8 1WB

Price guide £260,000



- Three Bedroom, Well Presented Quasi-Semi House
- Fully Fitted Open Plan Kitchen/Diner
- Dedicated Parking Space
- Situated In A Well Sought After Location

- Set Off The Main Road, In A Picturesque & Quiet Location
- Downstairs WC, Family Bathroom, En Suite to Master
- Private Rear Garden Backing Onto Local Woodland
- A Must See!!! Viewing Is Highly Recommended



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and turn left onto Longsight Rd/B6214. Turn left onto Brandlesholme Rd/B6214 and then right onto Garside Hey Rd. Next turn right onto Kingsbury Cl and turn right to stay on Kingsbury Cl.

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

EU Directive 2002/91/EC

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.

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26 Kingsbury Close

, Bury, BL8 1WB

****WELL PRESENTED THREE BEDROOM HOUSE, SET OVER THREE FLOORS**** LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**Charles Louis Homes proudly presents this beautifully presented three-bedroom property, nestled in a sought-after area and situated in a tranquil cul-de-sac close to the riverside.

Located in the desirable Brandlesholme area, this well-maintained home offers countryside walks and parks within easy reach. Spread across three floors, the property boasts spacious accommodation comprising a living room, kitchen diner, and downstairs WC on the ground floor. Upstairs, you'll find two bedrooms, a family bathroom, and an office lounge, while the second floor houses a generous master bedroom with an en-suite. Positioned off the main road, the house benefits from UPVC double glazing and gas central heating. Outside, dedicated parking and a private rear garden provide the perfect setting for enjoying summer evenings.

A Must See!!! To Appreciate the size and location of property.

Hallway

6'4 x 16'11 (1.93m x 5.16m)
Entrance hall with UPVC entrance door, central ceiling light, power points, radiator, decorative tiling and doors leading to the kitchen diner, downstairs WC and living room.

Kitchen

7'8 x 8'2 (2.34m x 2.49m)
With a UPVC window to the front elevation and tiled flooring. Wood effect wall and base units with a contrasting work top, inset sink and drainer, built in electric oven and 4 ring gas hob with extractor fan above. Space for washing machine and fridge freezer



Dining Area

7'8 x 8'5 (2.34m x 2.57m)
Open plan to the kitchen area, tiled flooring and a central ceiling light



Living Room

14'5 x 11'1 (4.39m x 3.38m)
UPVC patio doors leading to the conservatory, central ceiling light, power points, TV point and radiator.



Alternative View



Conservatory

11'3 x 9'7 (3.43m x 2.92m)
With a glass roof allowing for maximum sunlight, overlooking the rear garden and woodland



Downstairs WC

Tiled flooring with low level WC and hand wash basin with pedestal

First Floor

Bedroom Two

14'5 x 7'10 (4.39m x 2.39m)
UPVC window with rear elevation, central ceiling light, power points and radiator.



Bedroom Three

7'10 x 10'11 (2.39m x 3.33m)
UPVC window with front elevation, built in wardrobes, central ceiling light, power points and radiator.



Family Bathroom

7'10 x 5'11 (2.39m x 1.80m)
Partially tiled, a three piece bathroom suite comprising of a panel enclosed bath with a thermostatic shower above, a WC and a hand wash basin with pedestal.



Office

6'0 x 7'2 (1.83m x 2.18m)
UPVC window with front elevation, central ceiling light, power points and radiator.



Second Floor

Master Bedroom

11'2 x 22'5 (3.40m x 6.83m)
A uPVC window with front elevation and an additional Velux window, central ceiling light, power points and radiator, access to en-suite.



En-Suite

4'8 x 6'11 (1.42m x 2.11m)
Velux window, partially tiled, thermostatic shower with enclosed cubicle, low level WC and hand wash basin with pedestal.

Rear Garden

Private enclosed garden with patio area and lawn with mature bushes and shrubs.



Parking

Allocated parking space
Tenure - Leasehold
Council Tax - Bury band C