

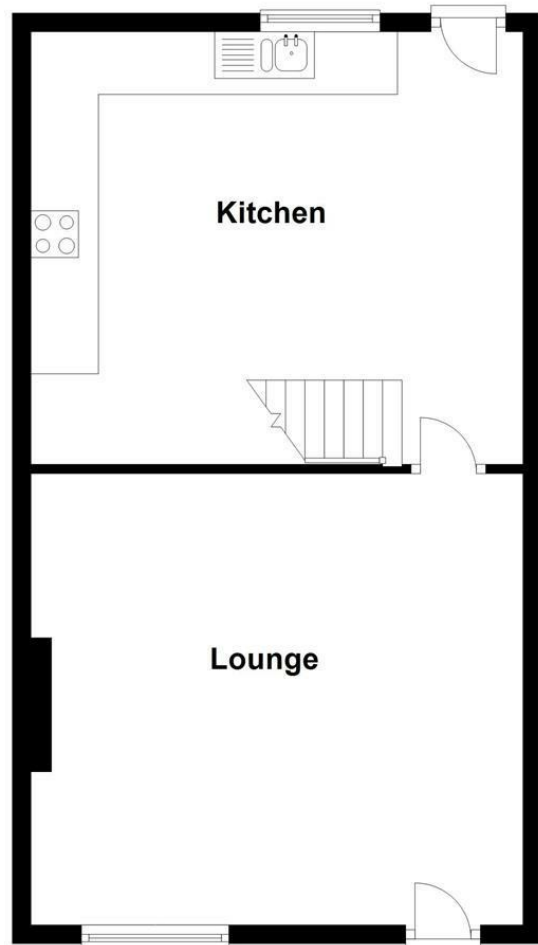


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

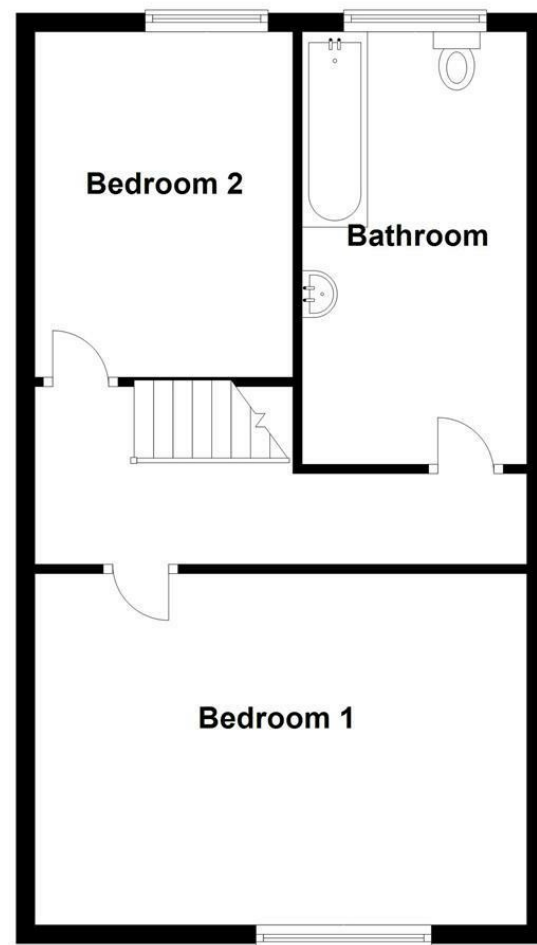
**CHARLES LOUIS**  
HOMES LIMITED

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

**Ground Floor**  
Approx. 50.4 sq. metres (542.8 sq. feet)



**First Floor**  
Approx. 50.4 sq. metres (542.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.7 sq. feet)



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	89	A	A
68	89	B	A
	89	C	A
	89	D	A
	89	E	A
	89	F	A
	89	G	A

EU Directive 2002/91/EC



**14 Acres Street**  
Tottington, Bury, BL8 3BR  
**£850 Per month**



- Desirable Location & Situated Close to Schools
- Well Proportioned Double Bedrooms
- Modern Kitchen and Bathroom
- Unfurnished & Available Immediately

- Recently Refurbished & Immaculately Presented
- Low Maintenance Yard to Rear
- Gas central heating and double glazing
- Call Now to Avoid Disappointment

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)

# 14 Acres Street

## Tottingon, Bury, BL8 3BR

IMMACULATLY PRESENTED TWO BEDROOM MID TERRACED PROPERTY\*\*SITUATED IN A SOUGHT AREA\*\*\* Charles Louis Lettings are delighted to bring to the market this two bedroom mid terraced house situated in a popular location close to local schools, transport links and close to Bury town centre.

The property in brief comprises lounge and kitchen/diner to the ground floor, and stairs ascending to the first floor where there are two good size bedrooms, bathroom and access to the loft. To the rear there's a low maintenance garden with storage shed.

Offered unfurnished and available immediately, we expect this property to generate lots of interest. Call today to secure your appointment to view.

### Lounge

With a front facing UPVC double glazed window, feature electric wall fire, radiator, TV point and power points.



### Kitchen

With a rear facing UPVC double glazed window, spotlighting, laminate effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in gas oven, gas hob with extractor hood, plumbing for washing machine, space for a fridge/freezer and UPVC door to rear/side.



### First Floor Landing

Spotlights and loft access.

### Master Bedroom

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



### Bedroom Two

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



### Bathroom

Partly tiled with a rear facing opaque UPVC double glazed window, heated towel rail, three piece bathroom suite comprising, panel enclosed bath with power shower over, low flush WC and hand wash basin.



### Rear Courtyard

An enclosed low maintenance courtyard, decking area and storage shed.



Council Tax Band A