



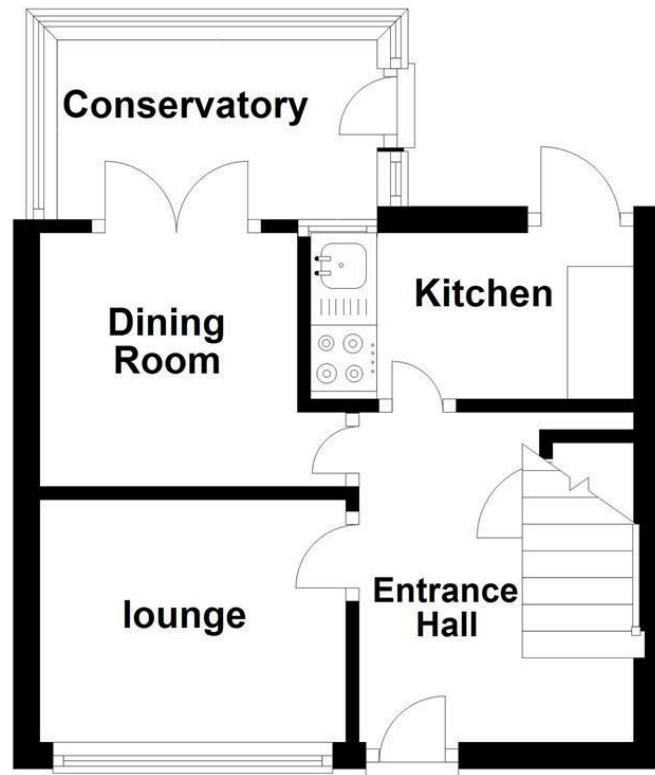
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

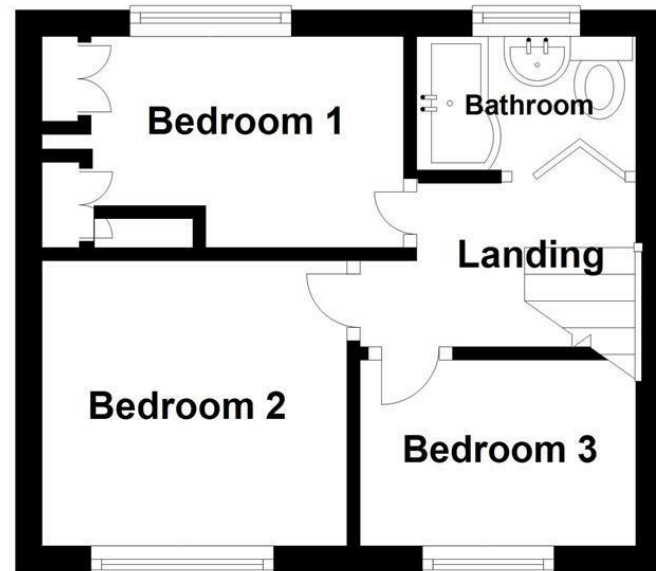
HOMES LIMITED

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Ground Floor



First Floor



Directions

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

49 Horbury Drive
Bury, BL8 2PS

£1,000 Per month



- Spacious mid terrace family home
- Lounge, dining room and conservatory
- Generous rear garden
- Offered unfurnished & available now

- Newly decorated and carpeted
- Three well proportioned bedrooms
- Desirable location with close by amenities
- Early inquiries strongly encouraged

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.

49 Horbury Drive , Bury, BL8 2PS

Charles Louis are delighted to let this spacious and light, newly redecorated and recarpeted terraced house with two receptions rooms and conservatory. Situated in a sought after location, close to amenities and schools and colleges, the property is offered unfurnished and is available immediately.

Comprising in brief; entrance hall, lounge, dining room, good size UPVC conservatory and kitchen fitted with cooker, dishwasher and fridge/freezer to the ground floor, with three bedrooms, the master having fitted wardrobes and double drawers, and house bathroom. To the rear there is a generous low maintenance yard with storage shed and space to park a car. Call now to book your appointment to view.

Entrance Hall

Front facing UPVC entrance door opens into to the hallway, radiator, power points and stairs ascending to the first floor .



Lounge

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



Dining Room

With laminate wood effect flooring, radiator, TV point, dual telephone point, power points and rear facing UPVC double glazed French doors opening to the conservatory.



Conservatory

UPVC double glazed conservatory with side opening door, radiator, power points and plumbing for a washing machine.



Kitchen

With a rear facing UPVC double glazed window, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven at eye level, electric hob with extractor hood, integrated dishwasher, integrated fridge/ freezer and UPVC door opening out to the yard.



First Floor Landing

With one power point and loft access.

Master Bedroom

With a rear facing UPVC double glazed window, laminate laid flooring, fitted wardrobes and drawers, radiator, telephone point and power points.



Bedroom Two

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



Bedroom Three

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



Bathroom

Fully tiled with a rear facing opaque UPVC double glazed window, spotlights, heated towel rail, extractor fan and three piece bathroom suite comprising; panel enclosed P shaped bath with power shower over and screen, low flush WC and hand wash basin with pedestal.



Rear Garden/ Rear Courtyard

An enclosed/ private rear low maintenance courtyard, storage shed and double doors opening inwards to allow parking for one.



Council Tax Band B