

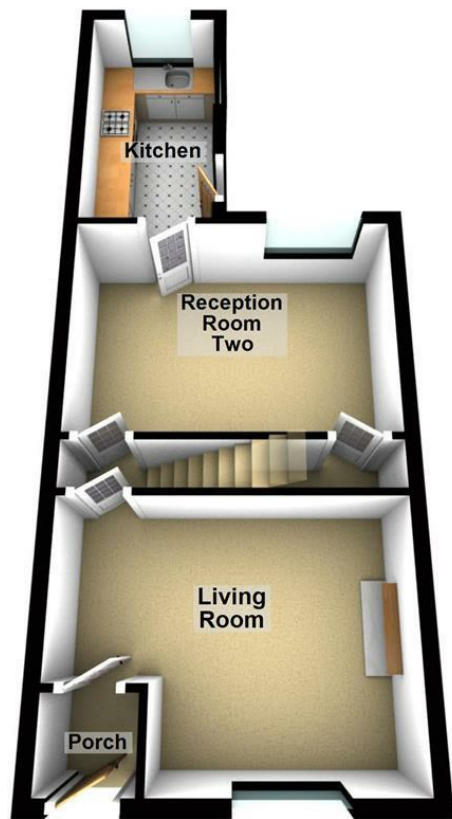


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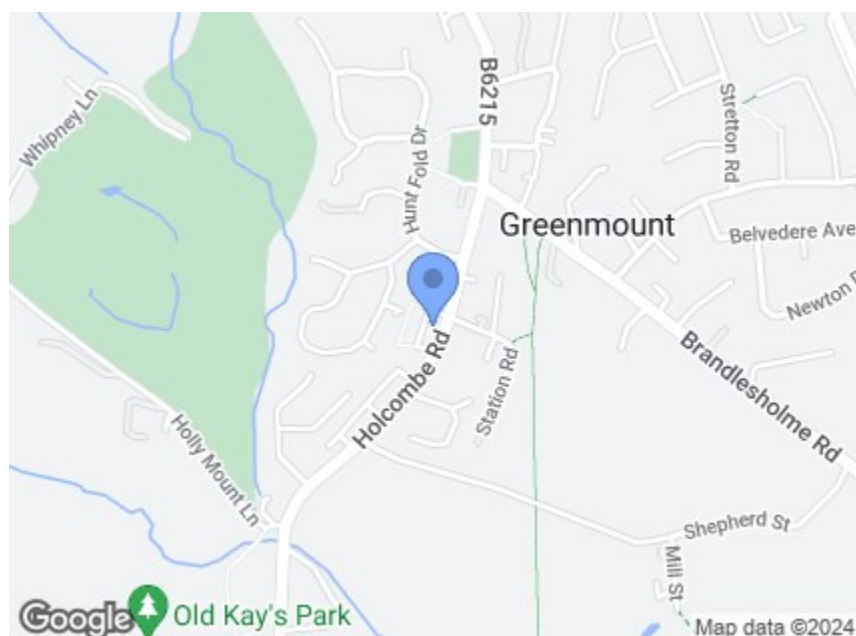
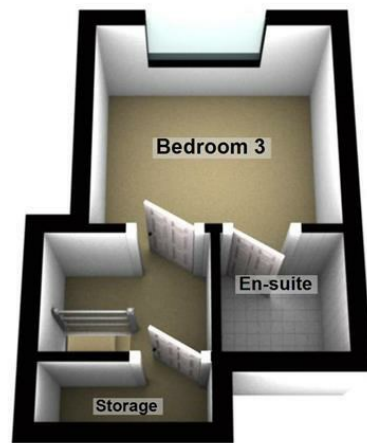
Ground Floor



First Floor

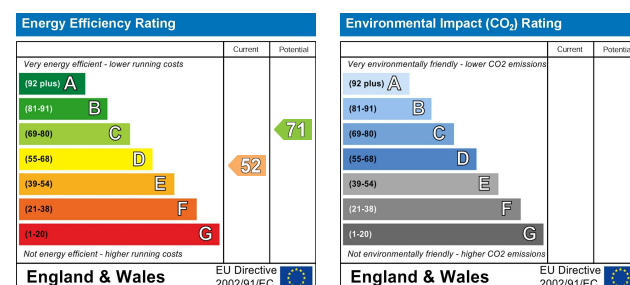


Second Floor



Directions

From our Ramsbottom office, at the traffic lights turn right on to Bolton Rd West. After 1.5 miles, turn left onto Holcombe road and continue down until you see the property with a Charles Louis for sale sign outside on the right hand side.



279 Holcombe Road
Greenmount, Bury, BL8 4BD

Offers in excess of £225,000



- Well Presented Mid Terraced House
- Refurbished & Modernised Throughout
- Set Over Three Levels
- Popular & Sought-After Location

- Sold With No Chain
- Two Reception Rooms & Kitchen
- Private Yard To Rear
- A Must See!!!! Viewing Essential to Appreciate Charm of Property

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.

279 Holcombe Road

Greenmount, Bury, BL8 4BD

****WELL PRESENTED THREE BEDROOM MID TERRACE**SOLD WITH NO CHAIN**LOCATED IN THE HEART OF GREENMOUNT VILLAGE**A MUST SEE!****
Charles Louis Homes are pleased to bring to the market this spacious three bedroom mid terrace property, which is sold with no chain. The property is situated in a well sought-after area in the popular location of Greenmount, benefiting from countryside walks and parks. The property in brief comprises of entrance hallway, two reception room, kitchen and courtyard to rear. To first floor are two bedrooms with family bathroom and to the second floor is bedroom three and ensuite. The location offers excellent access to both Bury and Ramsbottom centres, local shops and schools. The property has been renovated throughout including a new roof, boiler, kitchen, bathroom and decoration throughout. A Must See!!! Viewing essential to appreciate size, location and charm of property.

Entrance Hallway

Double glazed uPVC door to front and access to lounge.

Lounge

13'10 x 11'8 (4.22m x 3.56m)

uPVC double glazed window to front elevation, gas living flame coal effect fire with feature surround, television point, central ceiling light with decorative rose, and gas central heating radiator.

Alternative View

Reception Room Two

13'10 x 12'2 (4.22m x 3.71m)

uPVC double glazed window with rear elevation, under stairs storage, built in storage housing a wall mounted boiler, centre ceiling light and gas central heating radiator.

Kitchen

11'11 x 6'1 (3.63m x 1.85m)

Two uPVC double glazed windows with view into courtyard, newly fitted kitchen comprising of fitted wall and base units with contrasting worktops, integrated electric oven, gas hob with stainless steel extractor and splashback tiles, plumbed for a washing machine, space for a fridge/freezer, central ceiling light and gas central heating radiator, door access to rear yard.

First Floor Landing

Landing area with access to two bedrooms, a bathroom and stair access to loft bedroom

Master Bedroom

13'9 x 11'7 (4.19m x 3.53m)

uPVC double glazed window with front elevation, centre ceiling light and gas central heating radiator.

Bedroom Two

8'5 x 7'1 (2.57m x 2.16m)

uPVC double glazed window with rear elevation, centre ceiling light and gas central heating radiator.

Bathroom

8'4 x 6'3 (2.54m x 1.91m)

uPVC frosted glass window with rear elevation, newly fitted white three piece suite comprising of a low level WC, wall mounted hand wash basin in a vanity unit, bath with side panel and shower over, fully tiled walls, inset spot lights and gas central heating radiator.

Second Floor Landing

Leading off to Bedroom three with en-suite, centre ceiling light with built in storage.

Bedroom Three

12'4 x 7'1 (3.76m x 2.16m)

uPVC double glazed window with rear elevation, centre ceiling light and gas central heating radiator.

En-Suite

Double glazed Velux window with front elevation, fitted with a three piece suite comprising of a low level WC, wall mounted corner hand wash basin, walk in shower, centre ceiling light and gas central heating radiator.

Rear Courtyard

Enclosed private paved yard with walled surround and gate access to the rear

Front External

To the front of the property is a low maintenance shale and slate garden with mature planted borders, pathway and steps to front door.