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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 68 m²/735 sq ft
GROUND FLOOR: 68 m²/735 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



22 Sandringham Drive

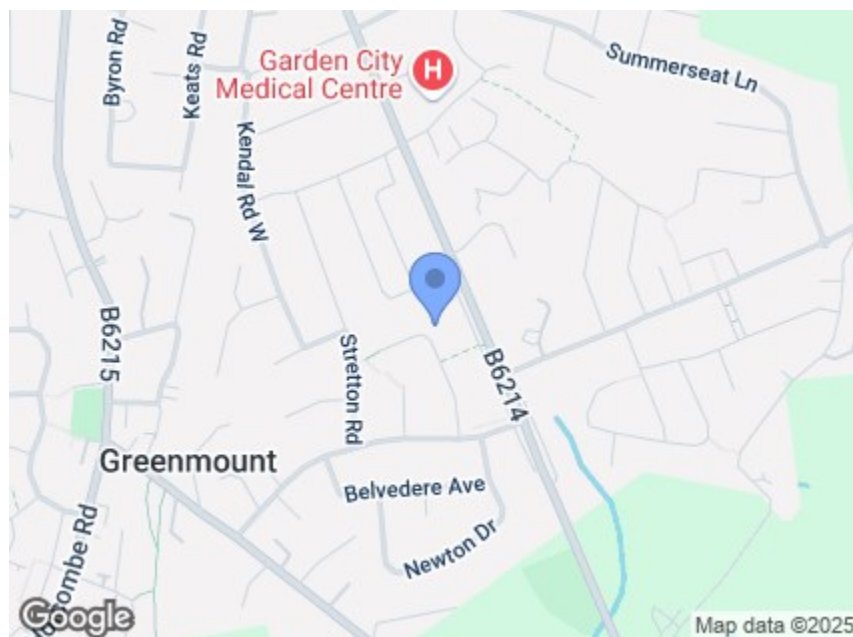
Greenmount, Bury, BL8 4DJ

Price guide £300,000



- Well Presented Three Bedroom Semi-Detached Bungalow
- In Need Of Some Modernisation Throughout
- Sold With No Chain
- Close To Local Amenities & Walking Distance To Shops, Doctors & Countryside Parks.

- Situated In A Quiet Cul De Sac Location
- Gas Central Heating & Double Glazing Throughout
- Large Rear Garden With Garage & Driveway Parking
- A Must See!! To Appreciate Size & Location Of Property



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St. Turn left onto Longsight Rd/B6214 and turn right onto Vernon Rd. Turn right onto Sandringham Dr

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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22 Sandringham Drive

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****SOLD WITH NO CHAIN**THREE BEDROOM SEMI DETACHED BUNGALOW**LARGE GARDEN TO REAR WITH GARAGE & DRIVEWAY PARKING****Charles Louis Homes are delighted to present this well-presented three-bedroom semi-detached bungalow, set in a highly sought-after location in Holcombe Brook.

Nestled on a corner of a cul de sac, the property offers privacy and tranquillity. Despite its peaceful setting, the bungalow is conveniently close to various local amenities within walking distance, including shops, supermarkets, excellent schools, doctors, dentists, the local post office, restaurants, and countryside parks.

The accommodation includes an entrance porch, leading to a bright and airy reception room. Adjacent to the rear is a double bedroom with a garden view, two additional double bedrooms, a family bathroom, and a fitted kitchen. The property also features a garage. The bungalow benefits from double glazed windows, gas central heating, and ample storage space. It also offers driveway parking and a well-maintained rear garden with a flagged patio and lawn.

A must-see! Viewing is essential to appreciate the size and location of this property.

Entrance Porch

3'1 x 7'1 (0.94m x 2.16m)
uPVC entrance door opening into a porch area, and through into the living room

Living Room

17'1 x 11'2 (5.21m x 3.40m)
With a front facing double glazed window, coving, central ceiling light, gas fire and surround, radiator and power points



Alternative View



Hallway

6'4 x 10 (1.93m x 3.05m)
Leading to the kitchen, all three bedrooms and the bathroom

Kitchen

9'11 x 10'10 (3.02m x 3.30m)
Double glazed window to rear elevation, fitted with a range of wall and base units with a contrasting work top, inset 1 1/2 sink and drainer with a mixer tap, space for an oven, space for a fridge, plumbing for a dishwasher and washing machine, wood effect laminate flooring. uPVC door leading to the side of the property, with access to the front and rear of the property.



Bedroom One

11'11 x 10 (3.63m x 3.05m)
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



Bedroom Two

10 x 9'8 (3.05m x 2.95m)
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



Bedroom Three

8'7 x 8'7 (2.62m x 2.62m)
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



Bathroom

7'6 x 6'5 (2.29m x 1.96m)
Fully tiled with tiled flooring, radiator, three piece bathroom suite comprising of a glass screen enclosed walk in shower with a thermostatic shower, low flush WC and a hand wash basin with pedestal.



Garage

Up and over door

Rear Garden

An enclosed private rear garden with a flagged patio area and laid to lawn, borders with mature shrubs and bushes.



Alternative view



Front Driveway

Set behind a dwarf brick wall, driveway parking and access to the front entrance and garage.

Tenure - Leasehold
Concil Tax - Bury Band C