

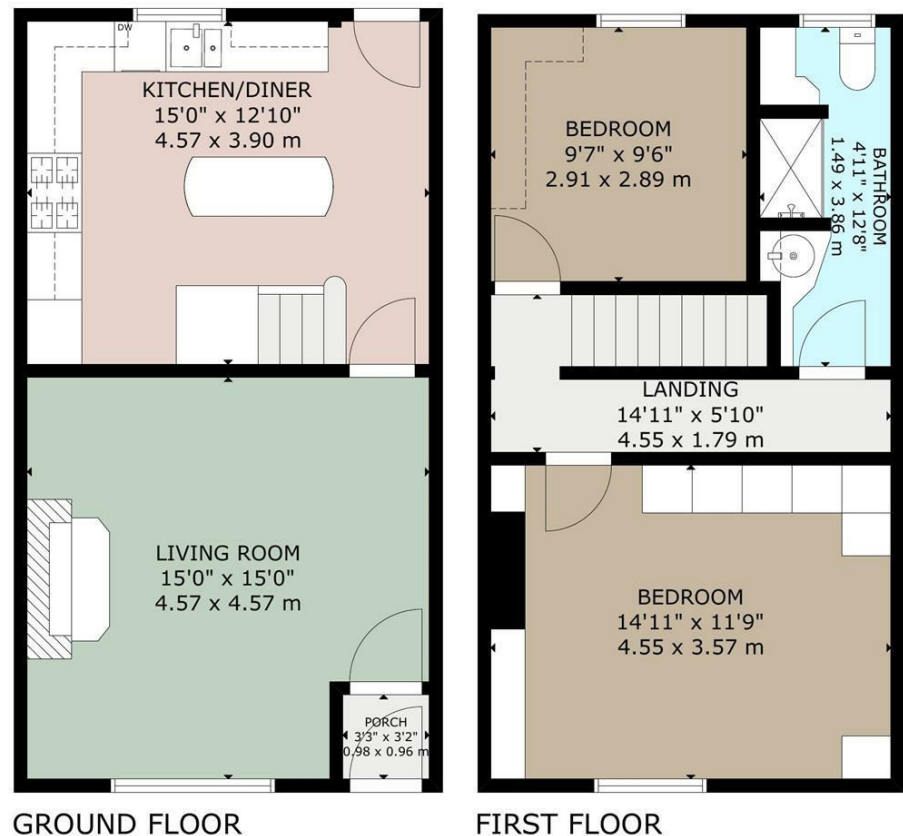


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

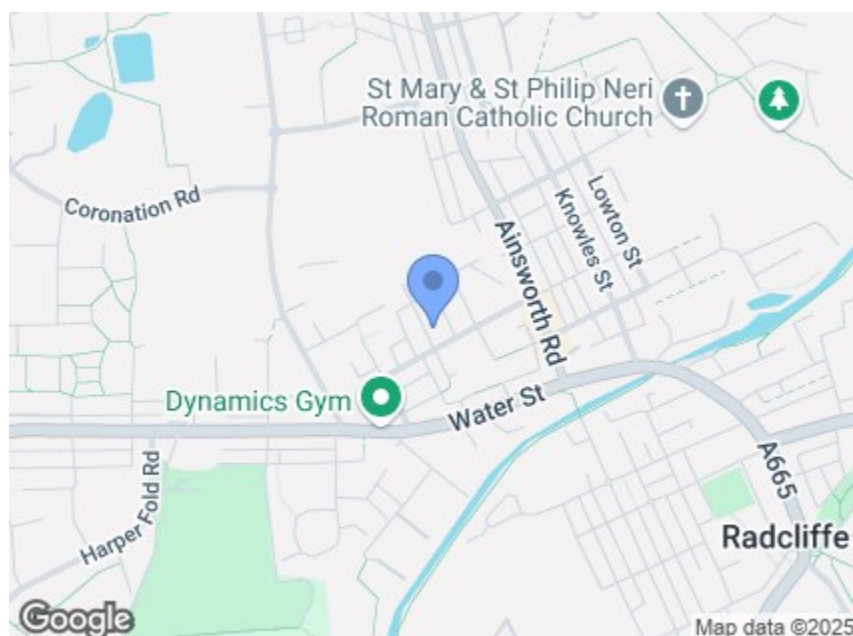
# CHARLES LOUIS

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)



GROSS INTERNAL AREA  
TOTAL: 76 m<sup>2</sup>/824 sq.ft  
GROUND FLOOR: 38 m<sup>2</sup>/411 sq.ft, FIRST FLOOR: 38 m<sup>2</sup>/413 sq.ft  
EXCLUDED AREAS: PORCH: 1 m<sup>2</sup>/10 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - M26 4BQ What three word -  
///senior.tapes.jaws



**36 Grosvenor Street**  
Radcliffe, Manchester, M26 4BQ

**£160,000**



- Two-bedroom mid-terrace home ideal for first-time buyers, investors, or downsizers.
- Beautifully landscaped rear garden offering a peaceful outdoor retreat.
- Two generously sized bedrooms providing ample space.
- Convenient location with easy access to local amenities, schools, and transport links.
- No onward chain for a hassle-free purchasing process.
- Spacious lounge and well-appointed kitchen for comfortable living.
- Fitted bathroom with stylish fittings.
- Move-in ready, combining practicality and charm.



# 36 Grosvenor Street

## Radcliffe, Manchester, M26 4BQ

Welcome to 36 Grosvenor Street, a delightful two-bedroom mid-terrace home, perfectly suited for first-time buyers, investors, or those looking to downsize, sold with no chain.

This charming property is move-in ready and benefits from no onward chain, offering a seamless buying process.

The standout feature of this home is its beautifully landscaped rear garden, providing a tranquil outdoor space ideal for relaxing, entertaining, or gardening enthusiasts.

The property comprises a welcoming lounge, a well-appointed kitchen, two generously sized bedrooms, and a modern bathroom, making it a practical and stylish choice.

Situated in a convenient location, with easy access to local amenities, schools, and transport links, 36 Grosvenor Street is an excellent opportunity to own a home with character and comfort.

Don't miss out—schedule a viewing today!

### Vestibule

3'3 x 3'2 (0.99m x 0.97m)

Composite front door, leading to a glass panelled vestibule

### Living Room

15 x 15 (4.57m x 4.57m)

With a front facing uPVC double glazed window, carpeted flooring, feature gas fire with marble surround and hearth, gas central heating radiator, TV point, centre ceiling lighting.



### Kitchen

15 x 12'10 (4.57m x 3.91m)

With a rear facing uPVC double glazed window, fitted with a range of wall and base units with contrasting work tops, inset sink with mixer tap, splash back tiles, integrated fridge/freezer, built in oven and a 5 ring gas hob with extractor hood above, integrated washing machine, breakfast bar area, power point, laminate tile effect flooring, spot lights and door to the rear leading to the garden.



### First Floor Landing

14'11 x 5'10 (4.55m x 1.78m)

Leading off to bedroom one, two and bathroom. Access to loft

### Bedroom One

14'11 x 11'9 (4.55m x 3.58m)

With a front facing uPVC double glazed window, fitted wardrobes and over bed storage, gas central heating radiator, TV point, power points and centre ceiling lighting



### Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

With a rear facing uPVC double glazed window, fitted wardrobes and dressing table, gas central heating radiator, power points and centre ceiling lighting.



### Bathroom

4'11 x 12'8 (1.50m x 3.86m)

With a rear facing uPVC double glazed frosted window, fitted with a three piece bathroom suite, comprising of an enclosed shower with glass screen, low level WC and hand wash basin, chrome heated towel rail, centre ceiling light, laminate flooring with splash back walls.



### Rear Yard

A private patio, wall lighting, out building with electricity and gate to access the alley way.



Council Tax - Bury Band A  
Tenure - Leasehold