



Charles Louis Homes Ltd
4 Bolton Street
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Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

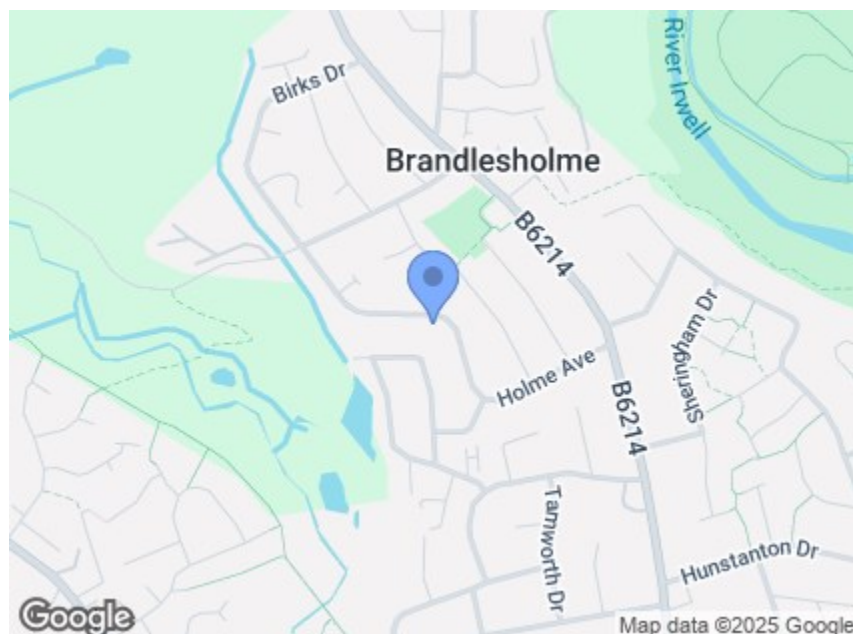
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GROUND FLOOR

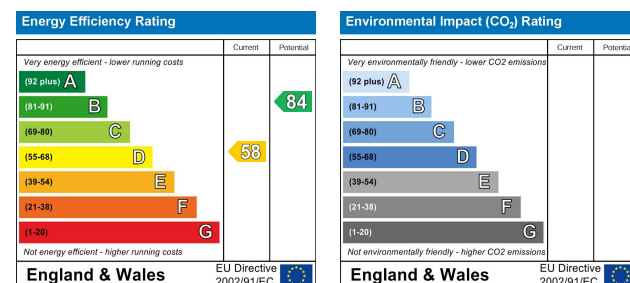
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 96 m²/1,036 sq ft
GROUND FLOOR: 54 m²/584 sq ft, FIRST FLOOR: 42 m²/452 sq ft
EXCLUDED AREAS: PORCH: 2 m²/20 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BL8 1HW What three words -
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77 Holme Avenue
, Bury, BL8 1HW
£250,000



- Three well-presented bedrooms, perfectly suited to modern living
- Open-plan kitchen and dining area, ideal for everyday meals and entertaining
- Private rear garden, offering a tranquil retreat for relaxation and family activities
- Conveniently located in Bury, near shops, supermarkets, leisure facilities, and transport links
- Two bathrooms, offering added convenience for busy households
- Large windows, creating a warm and inviting atmosphere with ample natural light
- Stylish interior design, combining functionality and comfort
- EPC rating D and council tax under Bury band A, delivering both comfort and cost-efficiency

77 Holme Avenue

, Bury, BL8 1HW

A delightful three-bedroom home perfectly suited to modern living. This well-presented property boasts two bathrooms, ensuring convenience for a busy household. The heart of the home is the open-plan kitchen and dining area, offering a spacious, contemporary space for both everyday meals and entertaining. Large windows bathe the area in natural light, creating a warm and inviting atmosphere.

Outside, the private rear garden provides a tranquil retreat, perfect for relaxing, gardening, or family activities. With its comfortable living spaces, stylish interior design, and charming outdoor area, this property is an excellent choice for those seeking a blend of functionality and comfort.

Situated in the popular Bury area, this property offers easy access to an array of local amenities, including shops, supermarkets, and leisure facilities. Commuters benefit from excellent transport links, while families appreciate the proximity to well-regarded schools and picturesque green spaces.

With an EPC rating of D and a council tax classification under Bury band A, 77 Holme Ave offers both comfort and cost-efficiency, making it an excellent choice for a wide range of buyers.

Porch

5'11 x 3'3 (1.80m x 0.99m)

Hallway

5'11 x 12'10 (1.80m x 3.91m)

Composite entrance door, wood effect laminate flooring, leading into the hallway with access to the living room, kitchen and stairs to the first floor

Living Room

12'10 x 10'10 (3.91m x 3.30m)

Window to the front elevation, wood effect laminate flooring, radiator, power points, central ceiling light and access through to the kitchen diner.



Kitchen

10'7 x 10'4 (3.23m x 3.15m)

Wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven, induction hob with extractor fan above, space for a fridge freezer and central ceiling lights.



Dining Area

8'8 x 10'4 (2.64m x 3.15m)

Window with views over the rear garden, wood effect laminate flooring, radiator, power points, central ceiling light and access through to the kitchen and utility/ downstairs bathroom.



Utility/ Downstairs WC

5'6 x 19'1, 2'5" x 5'2" (1.68m x 5.82m, 0.74m x 1.57m)

Composite door to the side elevation, storage space, Valliant boiler, plumbing for a washing machine and a downstairs WC and hand wash basin.

First Floor Landing

7'1 x 8'1 (2.16m x 2.46m)

With a side facing uPVC double glazed window and access to the loft.

Bedroom One

11'1 x 12'4 (3.38m x 3.76m)

Front facing uPVC double glazed window, wood effect laminate flooring, radiator, power points and a central ceiling light.



Bedroom Two

11'7 x 9'6 (3.53m x 2.90m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Three

7'7 x 9'1 (2.31m x 2.77m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light



Bathroom

7'7 x 5'4 (2.31m x 1.63m)

Fully tiled three piece bathroom suite comprising of a panel enclosed p-shaped bath with thermostatic shower and glass screen, low flush WC and a hand wash basin with vanity and extractor fan.



Rear Garden

An enclosed private rear garden with areas of patio area and lawn



Driveway and Front Garden

Driveway parking for two vehicles. lawn area to the side enclosed with fencing.



Tenure - Freehold