



E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

FIRST FLOOR

KITCHEN
10'7" x 10'4"
3.22 x 3.15 m

DINING AREA
8'8" x 10'4"
2.64 x 3.15 m

LIVING ROOM
12'10" x 12'10"
3.91 x 3.92 m

HALLWAY
5'11" x 12'10"
1.80 x 3.92 m

PORCH
5'11" x 3'3"
1.80 x 1.00 m

UTILITY
5'6" x 19'11"
1.67 x 6.06 m

BATHROOM
7'7" x 5'4"
2.31 x 1.64 m

BEDROOM
11'7" x 9'6"
3.52 x 2.89 m

BEDROOM
11'1" x 12'4"
3.39 x 3.77 m

GROUND 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



77 Holme Avenue
 , Bury, BL8 1HW

Offers over £240,000



Directions

Postcode - BL8 1HW What three words -
///remit.calm.neon

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>84</p> <p>58</p>			
<p>Not energy efficient - higher running costs</p> <p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

- 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

WELL PRESENTED THREE BEDROOM SEMI DETACHED**SET ON A CORNER PLOT**DRIVEWAY PARKING & GARDENS**LOCATED IN A WELL SOUGHT AFTER AREA, CLOSE TO BURY TOWN CENTRE*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