

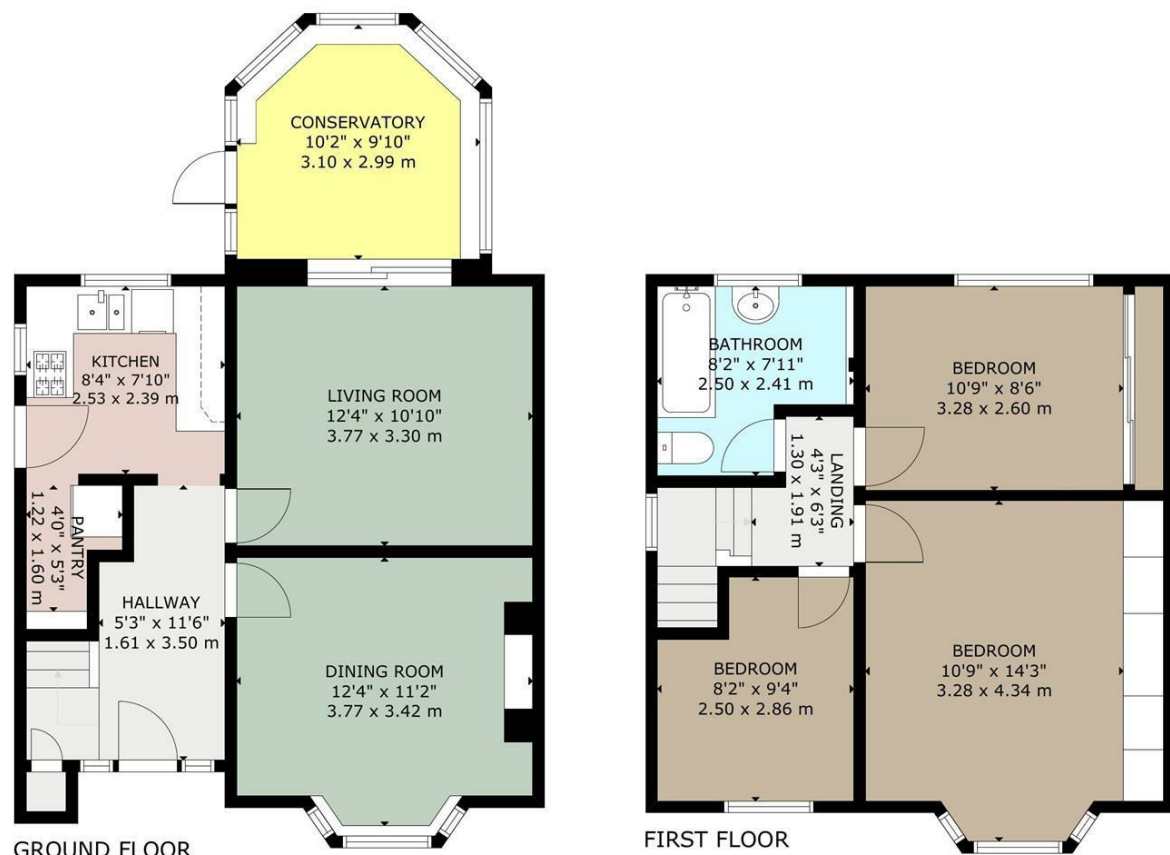


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CHARLES LOUIS

HOMES LIMITED

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GROSS INTERNAL AREA
TOTAL: 94 m²/1,016 sq.ft.
GROUND FLOOR: 51 m²/552 sq.ft. FIRST FLOOR: 43 m²/464 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



8 Greenhill Road

, Bury, BL8 2LJ

Price guide £249,995

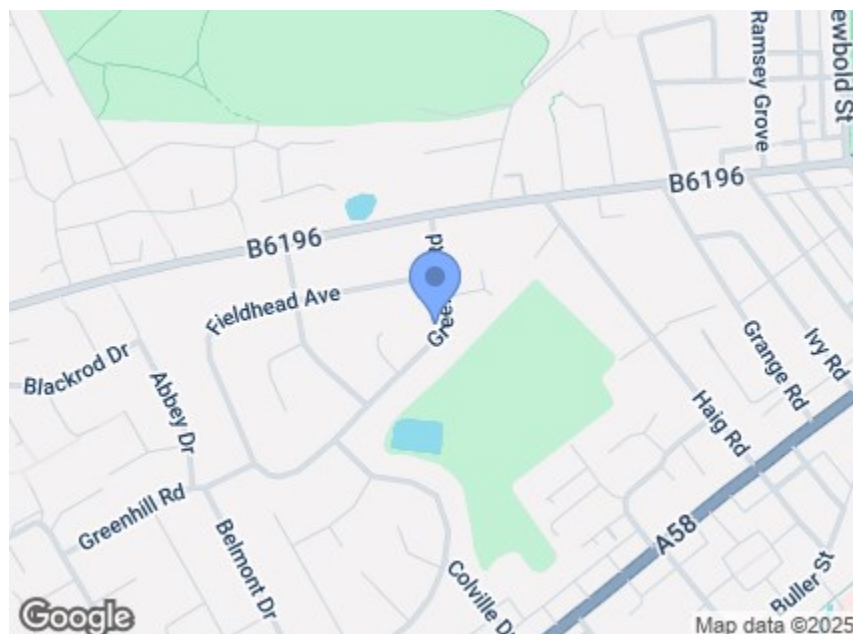


- Three-bedroom semi-detached, in need of some renovation
- Ideal for cash buyers or Investors
- Driveway parking, garage with gardens to front & rear
- Close to schools, local amenities, and transport links

- Sold with no onward chain
- Large rear garden perfect for families or entertaining
- Located in a quiet & well sought-after residential area
- Tenure - Leasehold, Council Tax - Bury Band A, EPC rated D

Directions

Postcode - BL8 2LJ What three words -
///codes.dragon.joined



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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			England & Wales		
EU Directive 2002/91/EC			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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****SOLD WITH NO CHAIN**WELL PRESENTED THREE BEDROOM SEMI DETACHED**IN NEED OF SOME RENOVATION**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA****Charles Louis Homes are delighted to bring to the market this generously sized three-bedroom semi-detached home, situated in a sought-after residential area of Bury. This property is in need of some renovation and offers spacious living throughout.

The accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a separate dining room, and a conservatory overlooking the impressive rear garden. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a large rear garden and driveway parking, separate garage, shed and greenhouse, providing ample outdoor space and off-road parking.

Located close to well-regarded schools, local amenities, and excellent transport links, this home offers both comfort and convenience in a popular area.

Early viewing is highly recommended – contact Charles Louis Homes to arrange your appointment today.

Hallway

5'3 x 11'6 (1.60m x 3.51m)
A UPVC entrance door opens into the hallway with access to the lounge, dining room and kitchen and stairs leading to first floor. Wood effect laminate flooring Central ceiling light, radiator and power points.

Dining Room

12'4 x 11'2 (3.76m x 3.40m)
Front facing double glazed bay windows, wood effect laminate flooring, feature fire place arched recesses, radiator and a central ceiling lights



Living Room

12'4 x 10'10 (3.76m x 3.30m)
UPVC double glazed sliding patio doors leading to the conservatory, wood effect laminate flooring, ceiling coving, a radiator, ceiling lights and wall lights.



Conservatory

10'8 x 9'10 (3.25m x 3.00m)
UPVC patio door leading onto the patio and rear garden, panoramic windows with a beautiful garden view tiled flooring and power points.



Kitchen & Pantry

8'4 x 7'10, 4 x 5'3 (2.54m x 2.39m, 1.22m x 1.60m)
With a rear and side facing UPVC double glazed window, uPVC door leading to the side to the side of the property, wood effect laminate flooring, range of wall and base units with contrasting work surfaces, inset 1 1/2 sink and drainer unit. Space for electric oven and fridge freezer, plumbing for a dishwasher.



First Floor Landing

4'3 x 6'3 (1.30m x 1.91m)
Access to all three bedrooms and family bathroom

Bedroom One

10'9 x 14'3 (3.28m x 4.34m)
With a front facing UPVC double glazed window, fitted wardrobes and vanity unit, radiator, power points and central ceiling light



Bedroom Two

10'9 x 8'6 (3.28m x 2.59m)
With a rear facing UPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light.



Bedroom Three

8'2 x 9'4 (2.49m x 2.84m)
With a front facing UPVC double glazed window, radiator, power points and central ceiling light



Bathroom

8'2 x 7'11 (2.49m x 2.41m)
Fully tiled with a rear facing opaque UPVC double glazed window. Three piece bathroom suite comprising of a panel enclosed bath with an additional hand held shower head, low flush WC and hand wash basin with pedestal.



Rear Garden

An enclosed and private large rear garden mainly laid to lawn with plant and shrub borders, separate garage, shed and greenhouse.



Driveway and Garage

Set behind a dwarf wall, mainly laid to lawn with plant and shrub borders, detached garage with driveway parking & pathway leading to the front entrance door.