

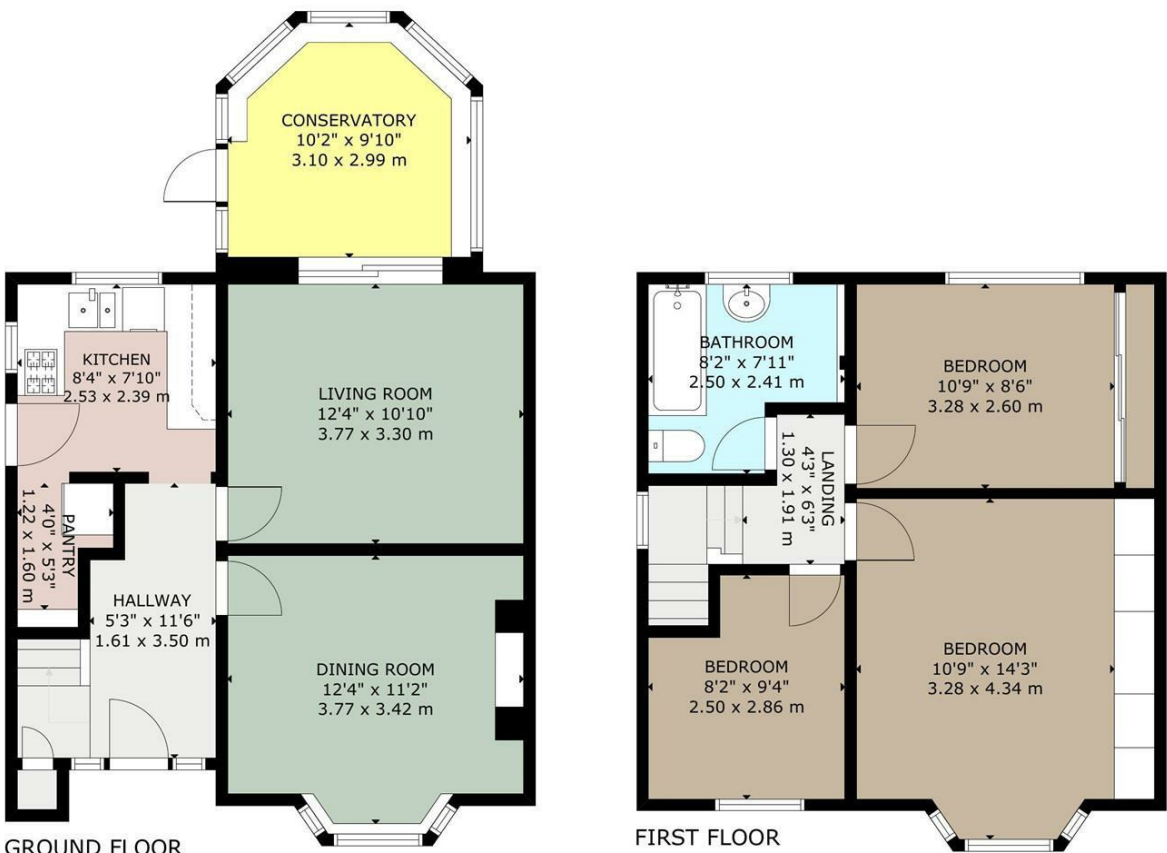


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

HOMES LIMITED

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



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

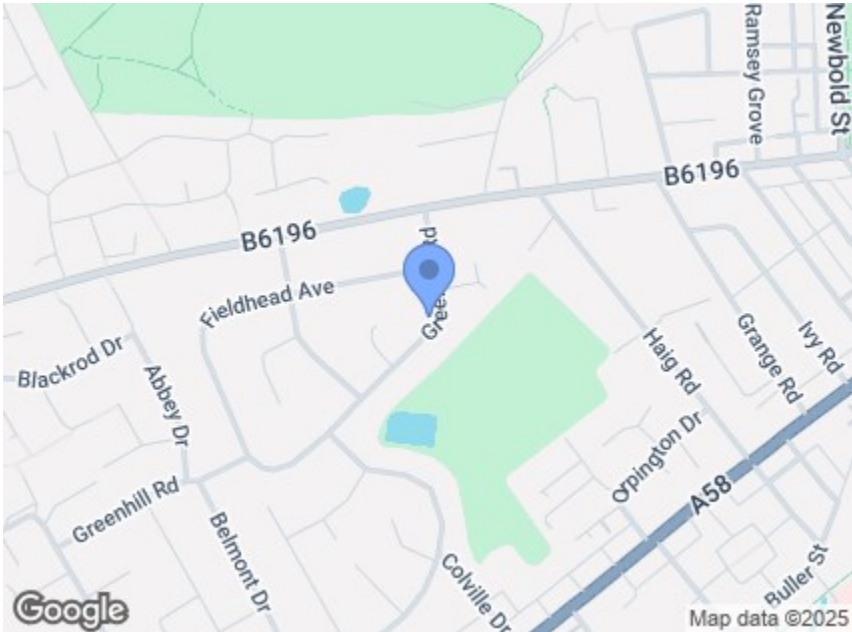


8 Greenhill Road
, Bury, BL8 2LJ

Offers over £295,000

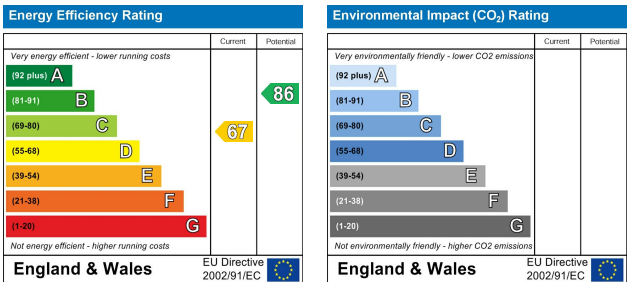


- Well presented three-bedroom semi-detached home
- Separate lounge, dining room, & conservatory
- Driveway parking, garage with gardens to front & rear
- Close to schools, local amenities, and transport links
- Sold with no onward chain
- Large rear garden perfect for families or entertaining
- Located 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



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.

Tel: 0161 959 0166

www.charleslouishomes.co.uk

8 Greenhill Road

, Bury, BL8 2LJ

****SOLD WITH NO CHAIN**WELL PRESENTED THREE BEDROOM SEMI DETACHED**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 well-presented property offers spacious living throughout and would make an ideal family home.

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.