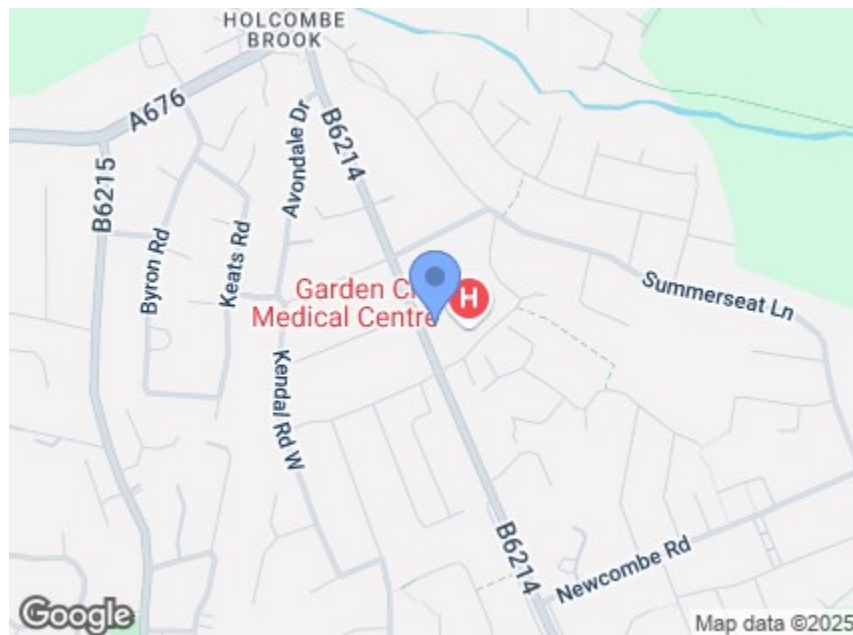
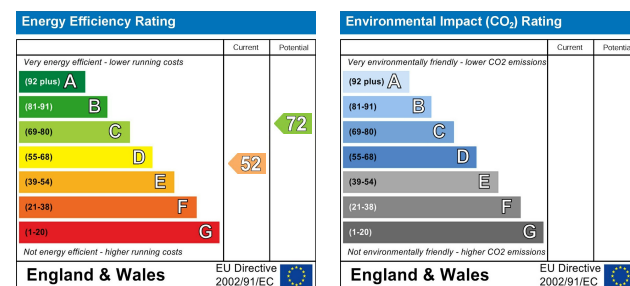


GROSS INTERNAL AREA  
TOTAL: 104 m<sup>2</sup>/1116 sq.ft  
GROUND FLOOR: 56 m<sup>2</sup>/605 sq.ft, FIRST FLOOR: 48 m<sup>2</sup>/511 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BL0 9TE What three words -  
///purses.niece.teamed



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



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



53 Longsight Road  
, Bury, BL0 9TE

Offers over £435,000



- Well-presented three-bedroom, two-bathroom home located in the heart of Holcombe Brook
- Bright and spacious lounge with a contemporary kitchen and dining area
- Versatile living space spread across two well-planned floors
- Close to local shops, cafes, schools, and excellent transport links
- Positioned on the ever-popular Longsight Road in a highly desirable area
- Three generously sized bedrooms with a stylish family bathroom
- Private rear garden and off-road parking to the front of the property
- Tenure - Leasehold , Council Tax - Bury band D, EPC - awaiting



# 53 Longsight Road

, Bury, BL0 9TE

**\*\*SOLD WITH NO CHAIN\*\*IMMACULATE THREE BEDROOM SEMI DETACHED\*\*SET ON A CORNER PLOT\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*Charles Louis Homes are pleased to offer for sale this well-presented three-bedroom, two-bathroom property, ideally located on the ever-popular Longsight Road in the heart of Holcombe Brook.**

This attractive home provides a perfect balance of character and modern living, featuring a bright and spacious lounge, a contemporary kitchen with dining area, and versatile living space across two floors. The property comprises three well-proportioned bedrooms with a modern family bathroom.

Externally, the property offers a private rear garden and off-road parking to the front, making it ideal for families, professionals, or those looking to downsize without compromising on space or location.

Conveniently situated close to local shops, cafes, schools, and transport links, this home presents an excellent opportunity to move into a highly desirable area with a strong community feel.

Early viewing is recommended to fully appreciate the space, style, and location on offer.

### Entrance Hallway

42 x 49 (1.27m x 1.45m)  
Composite front entrance door, wood effect laminate flooring, power points, access to downstairs WC and kitchen

### Living Room

13'11 x 16'1 (4.24m x 4.90m)  
With a front facing uPVC double glazed bay window, feature log burning stove, radiator, TV point, power point and a central ceiling light.



### Kitchen

13'4 x 15'4 (4.06m x 4.67m)  
Front facing uPVC window, under floor-heated tiled flooring, radiator, power points, range of wall and base units with a contrasting quartz work surface and breakfast bar, inset sink with drainer and mixer tap with instant hot water, built in electric double oven, built in microwave, induction hob with extractor hood, integrated fridge freezer and dishwasher, build in washer dryer, inset ceiling spot lights.



### Dining Room

13'4 x 8'9 (4.06m x 2.67m)  
Open plan to the kitchen and open wooden stairs leading to the first floor, under floor-heated tiled flooring, double uPVC bi-fold patio doors leading to the rear patio and garden, power point and a feature ceiling light wall sconces and further inset ceiling spot lights.



### Downstairs WC

5'8 x 4'9 (1.73m x 1.45m)  
uPVC frosted window, the bathroom contains a WC and a hand wash basin with vanity.

### First Floor Landing

5'8 x 13'1 (1.73m x 3.99m)  
Access to all three bedrooms and family bathroom, loft access.

### Bedroom One

13'4 x 15'5 (4.06m x 4.70m)  
With front and side rear facing uPVC windows, extensive fitted wardrobes, radiator, central ceiling light and power points



### Bedroom Two

10'11 x 7'11 (3.33m x 2.41m)  
With a side facing uPVC window, radiator, central ceiling light and power points



### Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)  
With a side facing uPVC window, radiator, central ceiling light and power points



### Family Bathroom

7'2 x 8'2 (2.18m x 2.49m)  
Fully tiled with a rear facing opaque uPVC windows, radiator, three piece bathroom suite consisting of a walk in shower with an overhead rainfall thermostatic shower and additional hand held shower, low flush WC, and a hand wash basin with vanity, chrome headed towel radiator.



### Garden

Large enclosed wrap around garden with patio area and lawn with planted borders and mature trees and bushes.



### Driveway

Off road parking for two vehicles

