

9 Boothfields

Approximate Gross Internal Floor Area = 64.7 sq m / 696 sq ft

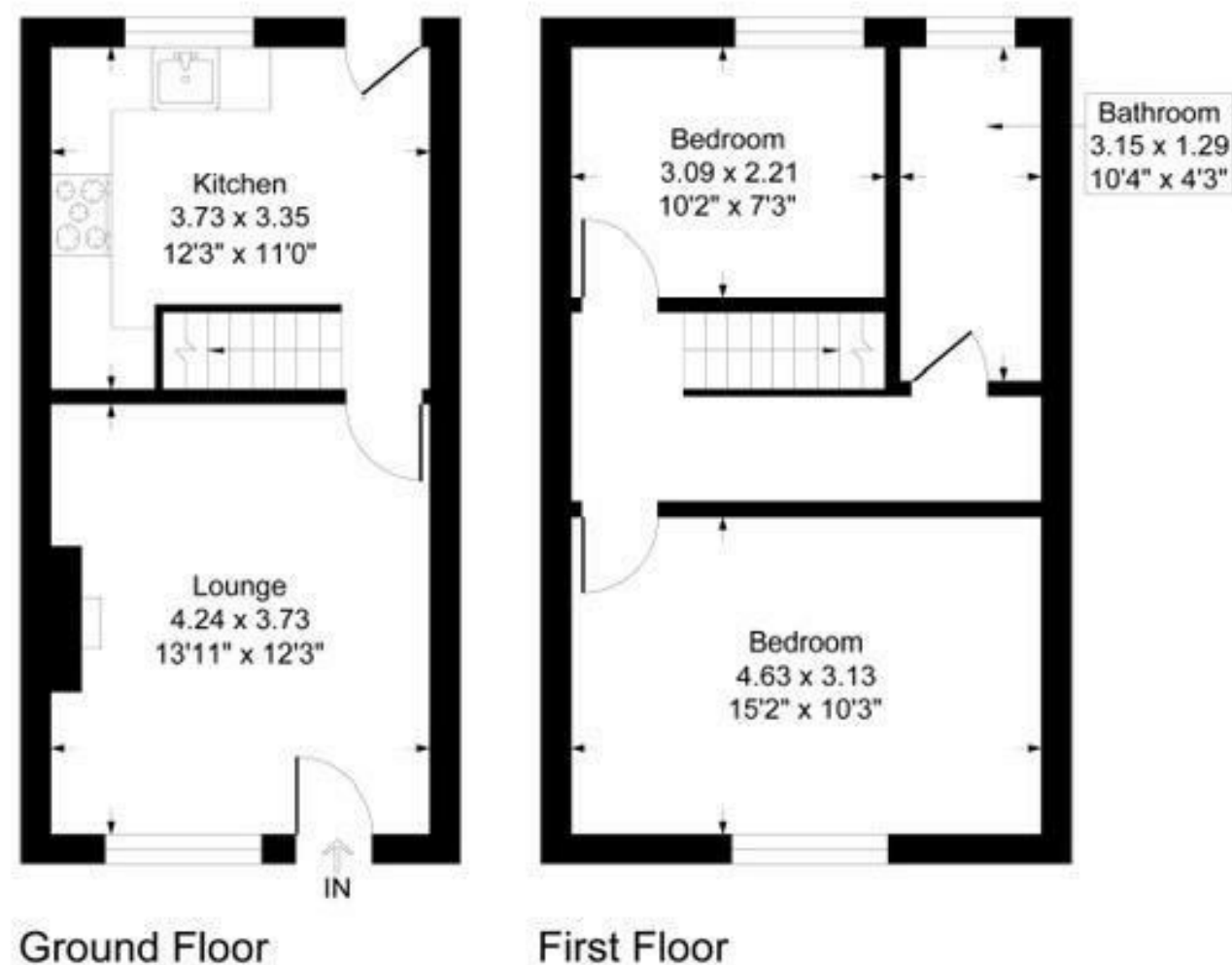
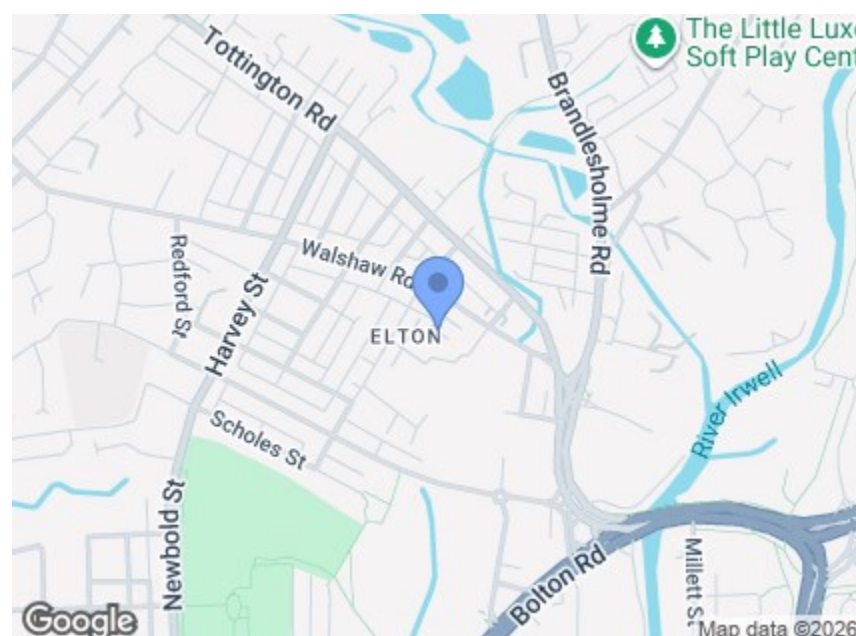
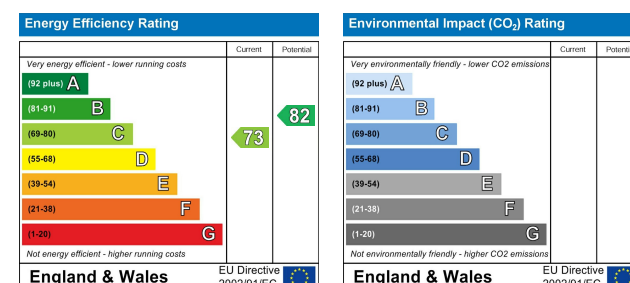


Illustration for identification purposes only, measurements are approximate, not to scale.



Directions

Postcode - BL8 1NZ What3words -
///stands.movies.grades



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, Bury, BL8 1NZ

Price £170,000



- Beautifully presented mid-terraced home
- Bright lounge with feature fireplace
- Modern three-piece bathroom
- Convenient location close to local amenities
- Two well-proportioned bedrooms
- Stylish fitted dining kitchen
- Low-maintenance enclosed rear garden
- Tenure - Leasehold, Council Tax - Bury band A, EPC rated C

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, Bury, BL8 1NZ

Charles Louis Homes are delighted to bring to the market this beautifully presented two-bedroom mid-terraced property, ideally positioned on Boothfields in Bury.

The accommodation has been thoughtfully maintained and stylishly finished throughout, combining contemporary décor with a selection of attractive character features. The property opens directly into a bright and welcoming lounge, featuring a statement fireplace, high ceiling and exposed beams.

To the rear, the spacious kitchen offers an excellent range of Shaker-style units complemented by solid wood work surfaces, a Belfast sink and patterned tiled flooring. There is ample space for dining, while a rear door provides direct access to the garden.

The first floor comprises a generous main bedroom with built-in storage, a versatile second bedroom and a modern three-piece bathroom. Externally, the property benefits from a low-maintenance enclosed rear garden, providing a private space for outdoor seating and entertaining.

Well suited to first-time buyers, downsizers or buy-to-let investors, this attractive home is conveniently placed for local amenities, transport connections and access to Bury town centre. Early viewing is highly recommended.

Lounge

13'11" x 12'3" (4.24m x 3.73m)
A bright and inviting reception room entered through the front external door, featuring a window to the front elevation, dark wood-effect flooring and a striking fireplace forming an attractive focal point. Exposed ceiling beams add character, while a door leads through to the kitchen.



Kitchen

12'3" x 11'0" (3.73m x 3.35m)
A stylish and generously proportioned dining kitchen fitted with a range of Shaker-style wall and base units, complemented by solid wood work surfaces and a Belfast sink with mixer tap. Further features include space for a range-style cooker, patterned tiled flooring and room for a dining table. There are windows to the rear, a staircase rising to the first floor and an external door opening onto the rear garden.



First-floor landing

Providing access to both bedrooms and the family bathroom, storage cupboard and loft access.

Bedroom One

A spacious double bedroom with a window to the front elevation, soft carpeted flooring and useful built-in wardrobes and overhead storage.



Bedroom Two

10'2" x 7'3" (3.10m x 2.21m)
A versatile second bedroom with a window to the rear elevation. Currently used as a dressing room, the space would also make an ideal single bedroom, nursery or home office.



Bathroom

10'4" x 4'3" (3.15m x 1.30m)
A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower and glazed screen, a wash basin with vanity storage and a low-level WC. Finished with tiled walls, wood-effect herringbone flooring, recessed lighting and a chrome heated towel rail.



Externally

To the rear is an enclosed, low-maintenance paved garden with space for outdoor furniture and a gated access point, creating a pleasant setting for relaxing and entertaining.

