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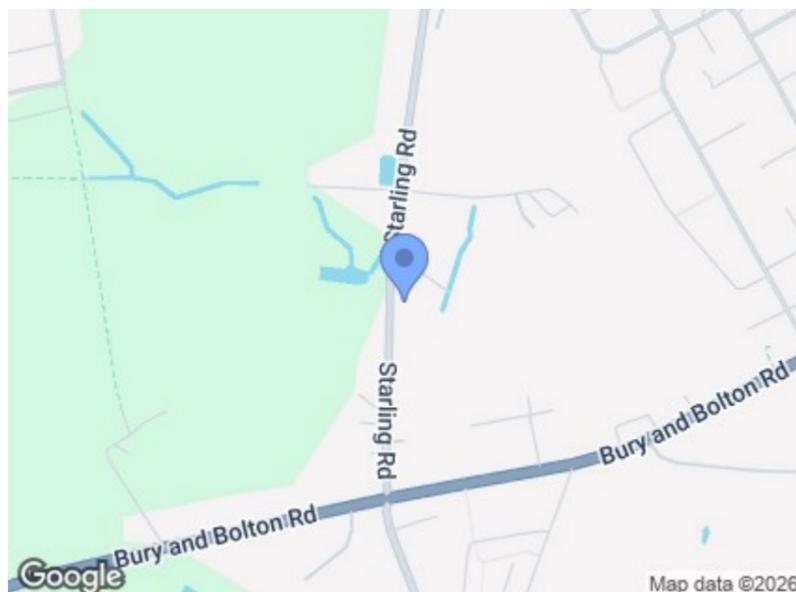
CHARLES LOUIS

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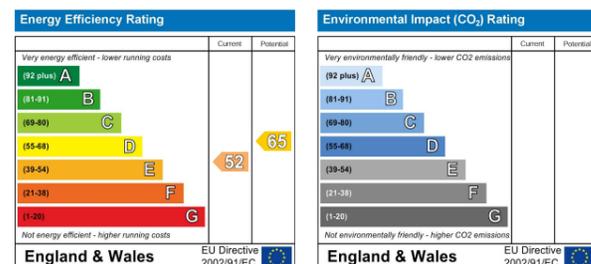


GROSS INTERNAL AREA  
TOTAL: 306 m<sup>2</sup>/3,288 sq ft  
GROUND FLOOR: 159 m<sup>2</sup>/1,710 sq ft, FIRST FLOOR: 147 m<sup>2</sup>/1,578 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - M26 4LN What three words -  
///rises.copper.gifted



66-68 Starling Road  
Radcliffe, Manchester, M26 4LN

£1,200,000



- Substantial double-fronted property currently used as one large family home
- Potential to convert back into two individual homes or multi-generational living
- Retains a wealth of original period features and character throughout
- Prime location close to Bury town centre, schools, amenities, and transport links
- Originally two dwellings with separate utilities and entrances to each side
- Development opportunity to the rear of the property (subject to planning)
- Expansive landscaped gardens with mature planting and large driveway for parking
- Tenure - Over 5 Leases 3 Freehold and 2 Leasehold, Council Tax - Bury band G, EPC rated E

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.

# 66-68 Starling Road

Radcliffe, Manchester, M26 4LN

A rare opportunity to acquire a substantial double-fronted property currently used as one large family home, offering excellent flexibility and exciting potential for conversion or development. Originally two separate dwellings, the property still benefits from individual utilities to each side, making it perfectly suited for reinstatement as two family homes, multi-generational living, or an attractive investment project. The expansive plot also presents scope for future development to the rear, subject to the necessary planning permissions.

Inside, the home showcases an abundance of original features that reflect its period character and charm. The generous accommodation provides versatile living spaces that can be easily adapted to meet modern needs. Externally, the property enjoys extensive landscaped gardens, mature planting, and a large driveway offering ample off-road parking, creating a sense of privacy and tranquillity.

Situated on Starling Road, the property is ideally positioned within easy reach of Bury town centre and a range of local amenities. Excellent schools, shops, and leisure facilities are all close by, along with convenient transport links providing easy access to neighbouring towns and the motorway network. The area is also well known for its community feel and proximity to open green spaces, making it a desirable location for families and professionals alike.

With its combination of character, space, and potential, 66-68 Starling Road represents a unique opportunity rarely found in today's market.

## Original Features



## Rear Garden

