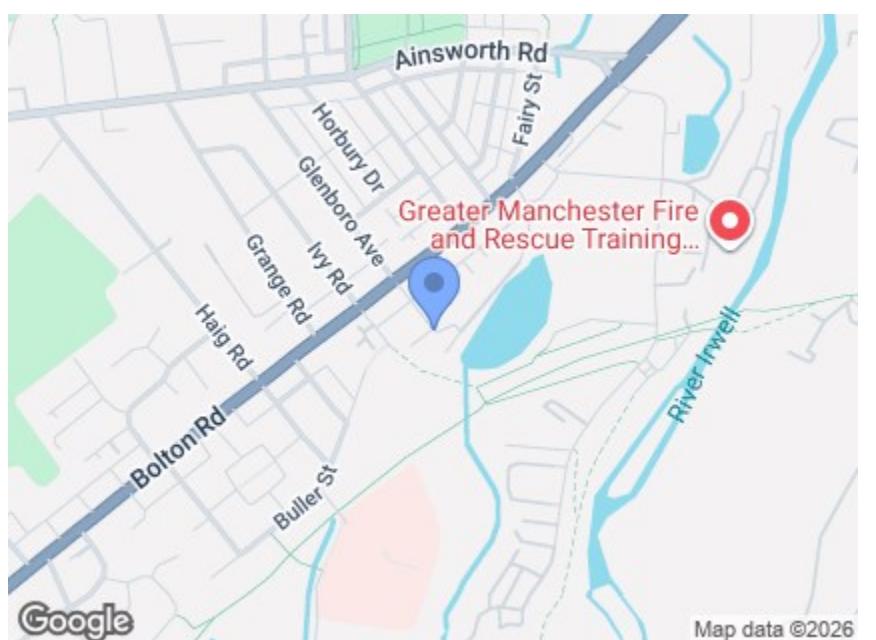




CHARLES LOUIS  
HOMES LIMITED



#### Directions

Postcode - BL8 2NY What 3 words - //scare.snack.letter

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Current	Potential
Very energy efficient - lower running costs (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			
England & Wales	EU Directive 2002/91/EC	England & Wales	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.

## 16 Proctor Street Bury, BL8 2NY

**£325,000**



- Well-presented four-bedroom home ideal for tenants seeking a clean, modern property
- Bright and welcoming lounge with neutral décor throughout
- Well-proportioned bedrooms and a contemporary three-piece bathroom
- Excellent access to local shops, schools, bus routes, Bury town centre and major transport links
- Located in a popular residential area of Bury with a friendly neighbourhood feel
- Modern fitted kitchen offering good storage and space for dining
- Enclosed rear yard providing low-maintenance outdoor space
- Tenure - Leasehold, EPC rated - awaiting, Council Tax - Bury band C

# 16 Proctor Street

, Bury, BL8 2NY

Welcome to this well-presented 4 - bedroom, property, ideally suited for tenants seeking a clean, modern home in a convenient location. Situated in a popular residential area of Bury, this property offers comfortable living spaces, neutral décor throughout, and excellent access to local amenities.

The ground floor features a bright lounge leading through to a modern fitted kitchen with good storage and space for dining. Upstairs, there are two well-proportioned bedrooms along with a contemporary three-piece bathroom. The property is maintained to a high standard, making it an attractive and ready-to-move-into rental home.

Externally, there is an enclosed rear yard providing low-maintenance outdoor space, with on-street parking available to the front. The location is highly convenient, offering easy access to local shops, schools, bus routes, Bury town centre, and major transport links.

This is a great opportunity for tenants looking for a practical, well-located home in a friendly neighbourhood.

## Entrance Hallway

7'6 x 13'9 (2.29m x 4.19m)

A welcoming hallway with staircase rising to the first floor and internal access to the integral garage. Window to the front elevation providing natural light.

## Utility Room/ Cloack Room

9'6 x 5'11 (2.90m x 1.80m)

Fitted with a two-piece suite comprising a hand washbasin and low-level WC. Plumbing for an automatic washing machine and a window to the side aspect.

## Lounge

18'1 x 16'9 (5.51m x 5.11m)

A spacious dual-aspect reception room featuring French doors opening onto both the rear garden and the side garden, allowing an abundance of natural light.

## Kitchen

9'6 x 12'6 (2.90m x 3.81m)

Fitted with a comprehensive range of white laminate wall and base units with complementary work surfaces and tiled splashbacks. Appliances include a gas hob, electric oven, extractor hood and inset stainless steel sink unit. Window to the front elevation.

## First Floor Landing

6'11 x 18'1 (2.11m x 5.51m)

Spacious landing with access to all first-floor rooms and a window overlooking the front elevation.

## Bedroom One

18'1 x 14'9 (5.51m x 4.50m)

A generous double bedroom with Juliet balcony enjoying views over the rear garden. Additional window to the side aspect.

## Ensuite Shower Room

7'7 x 14'9 (2.31m x 4.50m)

Modern three-piece suite comprising a shower cubicle, washbasin and low-level WC. Window to the front elevation.

## Bedroom Two

10'10 x 18'1 (3.30m x 5.51m)

A large double bedroom with twin windows to the rear aspect providing pleasant garden views.

## Second Floor Landing

7 x 4'10 (2.13m x 1.47m)

Central landing area providing access to both bedrooms and bathroom. Window to the front aspect.

## Bedroom Three

14'9 x 10'2 (4.50m x 3.10m)

Double bedroom with a window overlooking the front elevation.

## Bedroom Four

18'1 x 1'6 (5.51m x 0.46m)

A spacious double bedroom with a window to the rear elevation.

## Bathroom

17 x 5 (0.48m x 1.52m)

Fitted with a three-piece suite comprising a panelled bath, washbasin and low-level WC. Window to the rear aspect.

## Rear Garden

The property enjoys surprisingly spacious gardens to both the side and rear, offering excellent outdoor space.

## Front Driveway and Garage

Driveway parking is provided to the front, leading to the integral garage.