



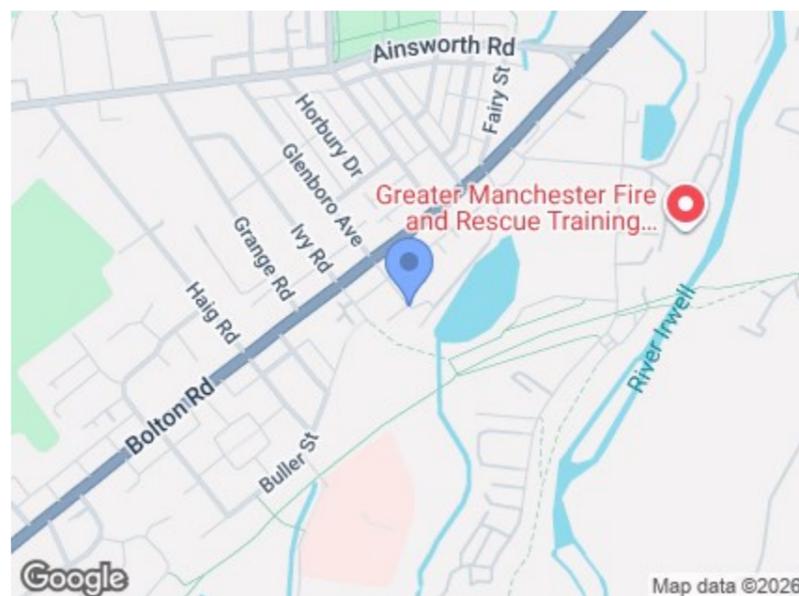
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**CHARLES LOUIS**  
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GROSS INTERNAL AREA  
TOTAL: 169 m<sup>2</sup>/1,830 sq ft  
GROUND FLOOR: 72 m<sup>2</sup>/781 sq ft, FIRST FLOOR: 54 m<sup>2</sup>/585 sq ft, SECOND FLOOR: 43 m<sup>2</sup>/464 sq ft  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/161 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**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

1'7 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.