



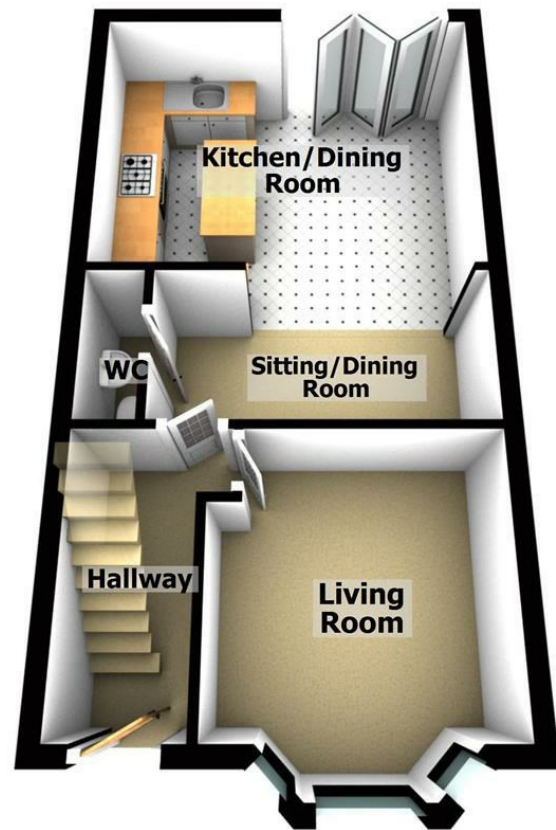
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

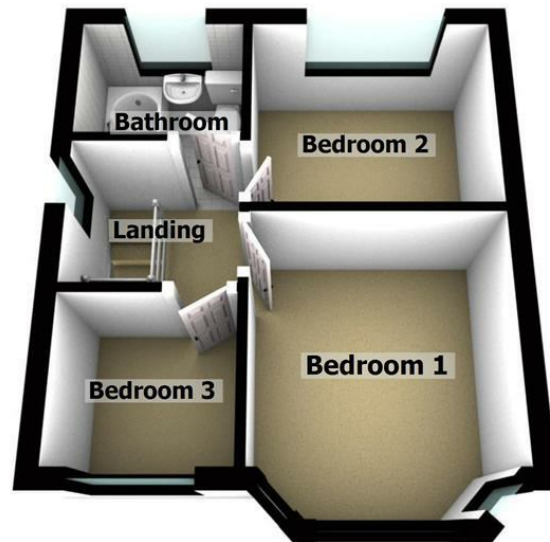
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		83
	64		60

9 Belvedere Drive
Bredbury, Stockport, SK6 2EF

Offers over £240,000



- Recently Refurbished Throughout
- Sold With No Chain
- Modern Fitted Bathroom & Downstairs WC
- GCH & Fully Double Glazed
- Extended Three Bedroom Semi Detached
- Modern Fitted Open Plan Kitchen Diner
- Driveway Parking
- Flagged Patio & Garden Area

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.

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IMMACULATE, RECENTLY REFURBISHED, EXTENDED SEMI DETACHED**SOLD WITH NO CHAIN Charles Louis Homes are pleased to bring to the market recently refurbished three bedroom semi detached house. The property in brief comprises of entrance hallway, reception room one, open plan kitchen/diner, downstairs wc, staircase to first floor where bedroom one, two and three, and bathroom are located. The property benefits from gas central heating, fully double glazed, garden to rear and driveway parking. Viewing it essential to appreciate the charm of this property.

Hallway

uPVC door to front elevation, GCH Radiator, centre ceiling light, under stairs storage

Living Room

16.4 x 12.2 (4.88m.1.22m x 3.66m.0.61m)
uPVC Bay Window to Front Elevation, centre ceiling light, gas central heating radiator, meter cupboard



Downstairs WC

Two piece comprising of WC and wash hand basin, plumbed for washing machine

Open Plan Kitchen /Dining Room

15.7 x 16.1 (4.57m.2.13m x 4.88m.0.30m)
uPVC window to rear elevation, fitted with a wide range of wall and base units in white high gloss, solid wooden tops, breakfast bar area, one and half sink with mixer tap, five ring gas hob with extractor, electric oven, integrated fridge freezer, integrated dishwasher, gas central heating radiator, spot lights, x 2 velux windows, tri-folding doors to rear, opening out to flagged patio area in rear garden.



alternative view



Dining Room

14.8 x 8.1 (4.27m.2.44m x 2.44m.0.30m)



Bedroom One

11.3 x 11.3 (3.35m.0.91m x 3.35m.0.91m)
uPVC window to elevation, centre ceiling light, gas central heating radiator



Bedroom Two

12 x 11.4 (3.66m x 3.35m.1.22m)
uPVC window to elevation, centre ceiling light, gas central heating radiator



Bedroom Three

8 x 6.4 (2.44m x 1.83m.1.22m)
uPVC window to elevation, centre ceiling light, gas central heating radiator



Bathroom

6.8 x 6.4 (1.83m.2.44m x 1.83m.1.22m)
uPVC frosted window to elevation. Three piece suite in white, comprising of low level WC, wash hand basin, bath with thermostatic shower above with glass screen, fully tiled walls and floor, chrome heated towel rail, inset spot lights.



Rear Garden

Flagged area leading to laid to lawn area.



Front External

Front of the property has been concreted and has driveway parking for two vehicles