

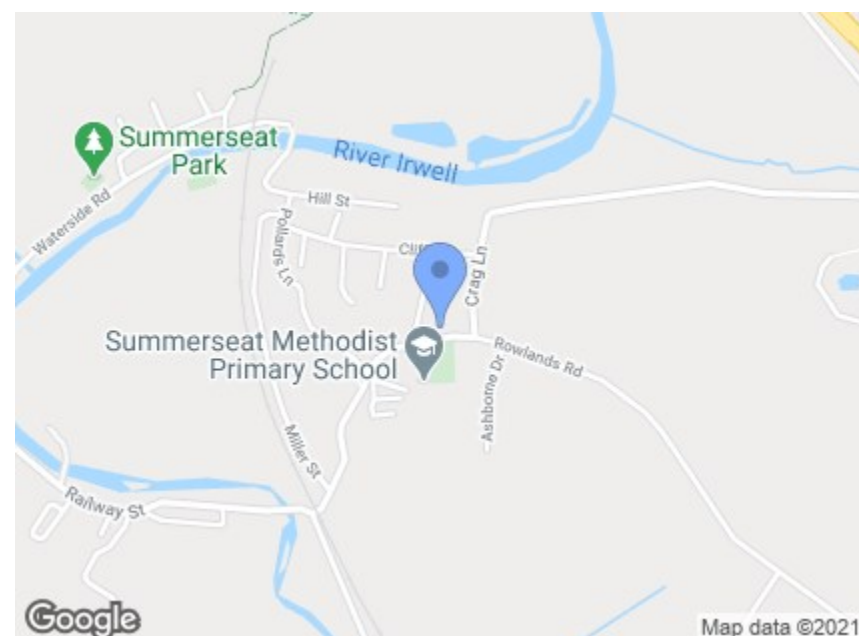


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

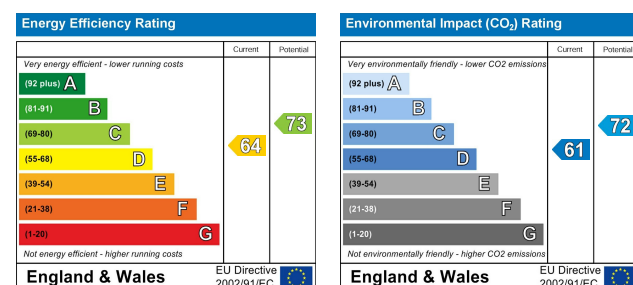
HOMES LIMITED

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Directions

From Charles Louis Homes office turn onto Bridge street and bear right onto Bury New Road and continue until you reach the traffic lights Turn right onto Manchester road and the take a right onto bass lane. Then turn left onto Crag lane and continue to end of road and turn right onto Rowlands road until you reach the property which is on the right hand side, with a For Sale sign outside the property.



3 Rowlands Road
Summerseat, Bury, BL9 5NF
Offers over £389,950



- Extended Period Property Set on Three Levels
- Fantastic location with Views of Holcombe Hill
- Two Reception Rooms
- Well Maintained Garden & Patio Area to Rear
- Well Presented, Four Bedroom Semi Detached
- Modern Fitted Kitchen & Dining Room
- Garage & Driveway Parking for Min Two Vehicles
- A Must See to Appreciate Size and Location

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

3 Rowlands Road

Summerseat, Bury, BL9 5NF

****WELL PRESENTED THREE STOREY PERIOD PROPERTY**FOUR BEDROOM EXTENDED SEMI DETACHED**POPULAR AND SOUGHT AFTER LOCATION** Charles Louis Homes are pleased to bring to the market this very well presented four bedroom, three storey, semi detached family home located in the picturesque area of Summerseat, Bury. The ground floor in brief comprises of an entrance hallway, small sitting room/reception room two, fully integrated modern fitted kitchen and dining area, extended living room with access to rear garden, downstairs wc, utility room and access to garage. To the first floor is a family bathroom and bedroom two and three and staircase to second floor. The second floor leads to master bedroom and bedroom four. The property benefits from gas central heating and double glazing throughout. There is a good size enclosed garden to the rear of the property and offers ample parking to the front with a good size driveway and shrubs and trees to offer privacy. A MUST SEE!! to appreciate size and location of property.**

Entrance Hallway

uPVC door to front elevation, storage cupboard, centre ceiling light, leading into main hallway

Ground Floor Hallway

Staircase leading to first floor, under stairs storage cupboard/cloakroom, leading off to living room, reception room two and kitchen/dining room, centre ceiling light, gas central heating radiator.

Reception Room

13'11 x 11'3 (4.24m x 3.43m)
uPVC window to front elevation, centre ceiling light, gas central heating radiator.



Open Plan living Room

13'11 x 12'9 (4.24m x 3.89m)
Exposed brick chimney with multi fuel log burner, laminate wood flooring, centre ceiling light, gas central heating radiator



Alternative View



Living Room/Play Area

14'1 x 8'6 (4.29m x 2.59m)
uPVC French double doors to rear elevation overlooking rear garden, wooden beams, two velux windows, laminate wood flooring, gas central heating radiator.

Open Plan Kitchen/Dining Room

14'0 x 9'10 (4.27m x 3.00m)
uPVC window to rear elevation overlooking garden, 2 x velux windows, wooden beams, range of oak wall and base units, inset sink with mixer tap, granite work tops + drainer, integrated fridge freezer, integrated dishwasher, five ring gas hob with stainless steel hood, modern split level double oven, tiled floor, spot lights and cupboard spot lights, chrome white floor to ceiling modern radiator, access through to downstairs wc, utility room garden and garage.



Dining Area

9'9 x 8'10 (2.97m x 2.69m)
open plan from kitchen area, two velux roof windows, centre ceiling light, gas central heating radiator, tiled floor.

Utility Room

8'0 x 5'2 (2.44m x 1.57m)
Matching wall and base units with worktop, plumbed for washing machine, space for dryer, space for dish washer, central heating boiler, tiled floor, velux roof window.

Downstairs WC

8'2 x 5'0 (2.49m x 1.52m)
uPVC window to rear elevation, newly fitted three piece suite in white, comprising of walk in shower, wash hand basin, low level w.c. , chrome towel rail, laminate wood flooring, spot lights

First Floor

uPVC window to side elevation, leading off to Bedroom two, three and family bathroom, staircase to second floor.

Bedroom Two

14'0 x 12'8 (4.27m x 3.86m)
uPVC window to rear elevation, centre ceiling light, gas central heating radiator.

Bedroom Three

13'11 x 11'2 (4.24m x 3.40m)
uPVC window to front elevation, centre ceiling light, gas central heating radiator.



Family Bathroom

11'1 x 5'11 (3.38m x 1.80m)
uPVC window to side and rear elevation, Four piece Victorian style bathroom suite in white, comprising of low level wc, wash hand basin with Victorian taps, roll top bath with old style shower head attachment, walk in shower cubicle, chrome towel rail, spot lights, laminate wood flooring.



Second Floor

uPVC window to side elevation, leading off to Master Bedroom and Bedroom Four

Master Bedroom

18'10 x 13'11 (5.74m x 4.24m)
uPVC window to front elevation, two Velux windows to rear elevation, wooden beams, gas central heating radiator, centre ceiling light, open storage cupboards.



Bedroom Four

10'8 x 6'0 (3.25m x 1.83m)
uPVC window to side elevation, wooden beams, centre ceiling light, gas central heating radiator

Garage

16'1 x 8'4 (4.90m x 2.54m)
Attached garage with electronic up and over door, lighting and power points

Rear Garden

Well maintained lawn, paved walkway and patio, enclosed by bushes and wooden fencing



Alternative View



Front External

Paved parking and walkway to front door, a small gravel plot with shrubs and greenery surrounding

