

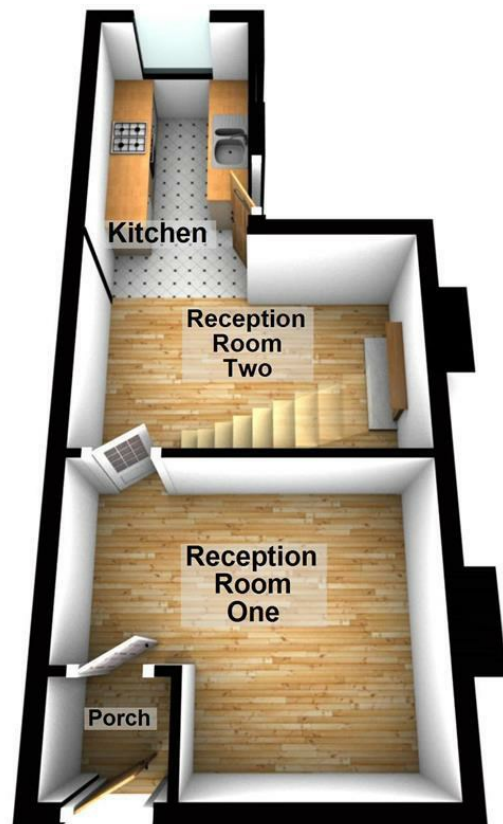


Charles Louis Homes Ltd
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Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor



Directions

From Charles Louis Head Office in Ramsbottom, turn onto Bolton street and continue onto Bolton Street and head towards Holcombe Brook. Continue straight on through all the traffic lights for 1.5 miles and then turn left onto Holcombe road. Continue on Holcombe road for 0.5 miles and then turn left onto market street. Turn left onto New street where you will find the property on the left hand side with a For Sale Board outside.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	67	61	65

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

11 New Street,
Tottington, Bury, BL8 3HA

Offers in the region of £165,000



- Well Presented Two Bedroom Mid Terrace
- Modern Fitted Kitchen & Bathroom
- Good Size Garden to Rear
- Close to Local Amenities & Transport
- Two Reception Rooms
- GCH & Double Gazing Throughout
- Well Sought After Village Location
- Viewing Essential to Appreciate Property

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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****WELL PRESENTED TWO BEDROOM MID-TERRACE**GENEROUS GARDEN**TWO RECEPTION ROOMS**WALKING DISTANCE TO TOTTINGTON VILLAGE**IDEAL FOR FIRST TIME BUYERS, A MUST SEE!!!**Charles Louis Homes are delighted to bring to the market this very well presented two bedroom mid terrace property located in the heart of Tottington, Bury. The property is in a prime location and is just a short walk to Tottington Village . The property in brief comprises of a porch leading to the living room, reception room two which is used as dining room, modern fitted kitchen and access to rear garden. The first floor provides access to Bedroom one, two and a modern fitted bathroom. The property benefits from gas central heating and double glazing throughout. Viewing is essential to appreciate the property and is ideal for first time buyers and investors.**

Porch

uPVC door to front elevation, leading into Reception Room One, laminate wood flooring, centre ceiling light, alarm.

Reception Room One

13'4 x 14'1 (4.06m x 4.29m)

uPVC window to front elevation, modern electric feature fire, laminate wood flooring, gas central heating radiator, centre ceiling light



Reception Room Two

9'1 x 14'3 (2.77m x 4.34m)

uPVC window to rear elevation, laminate wood flooring, gas central heating radiator, centre ceiling light, under stairs storage, leading into kitchen



Kitchen

7 x 12'3 (2.13m x 3.73m)

uPVC windows to rear and side elevation, overlooking garden, range of wall and base units one and half sink with mixer tap, laminate worktops, 4 ring gas hob with chimney extractor above, splash back tiling, integrated oven, space for washing machine, space for fridge freezer, combi boiler, laminate wood flooring, inset spots x 3, gas central heating radiator, uPVC door leading to rear garden.



Landing

Leading off to Bedroom one and two and family bathroom, inset spot lights and loft access.

Bedroom One

10 x 13'9 (3.05m x 4.19m)

uPVC window to front elevation, centre ceiling light, gas central heating radiator.



Bedroom Two

9'2 x 9'9 (2.79m x 2.97m)

uPVC window to rear elevation, centre ceiling light, gas central heating radiator.



Bathroom

6'4 x 16 (max) (1.93m x 4.88m (max))

uPVC frosted window to rear elevation, four piece suite comprising of low level wc, wash hand basin, bath and walk in shower, part tiled.



Rear Garden

Enclosed with wooden fencing, gate access to rear, decked area leading to flagged patio seating area with small trees and shrubs and outside storage.



Alternative View



External

Set on private road with parking to front of property