



CHARLES LOUIS

HOMES LIMITED

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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

18 Longridge Bromley Cross, Bolton, BL7 9NP £925 Per month



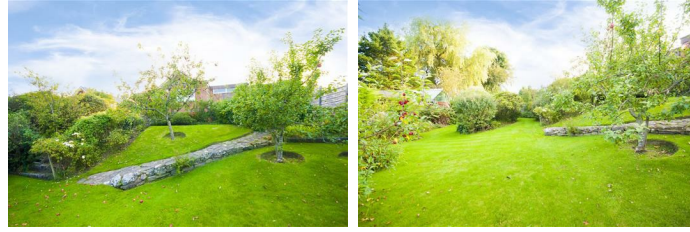
- 4 Bedroom Detached Bungalow
- Gas Central Heating & Mainly Double Glazed
- Driveway Parking and Garage
- Well Proportioned Garden to Rear
- En-Suite to 1st Floor Bedroom
- Downstairs Bathroom
- Available for 12 Month Tenancy
- Views Over Countryside
- Available Mid September

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.

18 Longridge

Bromley Cross, Bolton, BL7 9NP

Charles Louis are delighted to offer to let this spacious and well presented detached four bedroom detached property, ideally situated close to amenities, schools and transport links and motorway network. To the ground floor the property briefly comprises entrance hall opening into hallway giving access to the lounge and three ground-floor bedrooms, bathroom and dining room which leads on to the kitchen. To the first floor the property benefits from a beautifully light master bedroom with EnSuite. In addition this desirable property benefits from having a very attractive and well proportioned garden with stunning views over open countryside. Ample parking to the front. Available mid September for 12 month tenancy, this property is likely to generate a lot of interest. Viewing is encouraged at your earliest opportunity.



Entrance Hall

With radiator and power points.

Lounge

With a front facing window, coving, radiator and power points.

Dining Room

With radiator and power points

Kitchen

With a side and rear facing window looking out on countryside views, radiator, power points and a range of wall and base units. Inset sink and drainer unit, built in gas oven, gas hob with extractor hood, plumbing for a washing machine and integrated fridge freezer. Door to the front.

Master Bedroom

With a side facing window, radiator and power points.

Bedroom Two

With a side facing glazed window, radiator and power points.

Bedroom Three

With a rear facing window, radiator and power points.

Bedroom four inc En Suite

With a rear facing window, radiator and power points. Ensuite with side window, shower, WC and sink.

Shower Room

With radiator, shower, low flush WC and hand wash basin.

Rear Garden

Mature and extensive garden mainly laid to lawn. Featuring a variety of trees, plants and shrubs with stunning views over open countryside.