



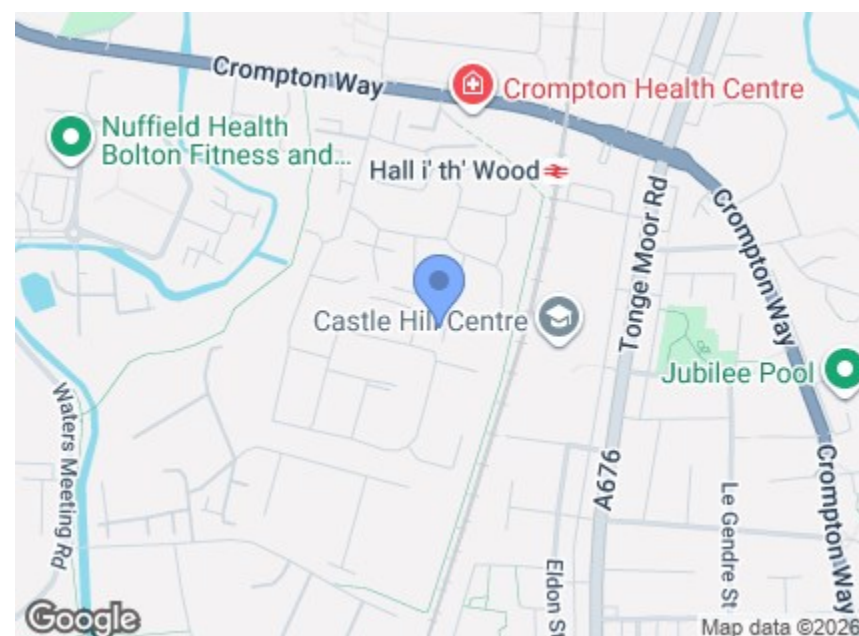
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

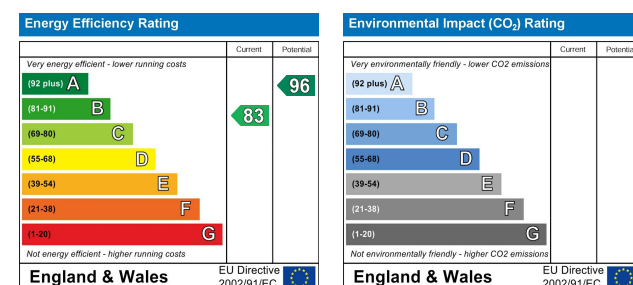
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GROSS INTERNAL AREA  
TOTAL: 69 m<sup>2</sup>/745 sq ft  
FLOOR 1: 35 m<sup>2</sup>/374 sq ft, FLOOR 2: 34 m<sup>2</sup>/371 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**



**8 Weave Grove**  
Bolton, BL1 8FY  
**£1,050 Per month**



- Modern Semi Detached Family Home
- Three Bedrooms, Fitted Robes to Two
- Enclosed South Facing Garden to Rear
- Offered Unfurnished & Available Now
- Spacious Lounge, Fitted Kitchen
- Family Bathroom & Ground Floor WC
- Driveway Parking for Two Vehicles
- Enquire Early, Avoid Disappointment

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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# 8 Weave Grove

, Bolton, BL1 8FY

A modern and well presented family home ideally situated close to the centre of Bolton and all its amenities, as well as motorway links and public transport links. With a South facing garden and off road parking for two cars, this is a lovely home comprising spacious lounge, fitted kitchen with integrated appliances, ground floor WC, two double bedrooms with fitted wardrobes, a third single bedroom and family bathroom with a three piece bathroom suite in white with shower over the bath. Offered unfurnished and available immediately, we expect this property to go quickly and recommend you enquire at your earliest convenience to avoid disappointment.

## Entrance Hall

With laminate laid wood effect flooring, power points and stairs ascending to the first floor.

## Ground Floor WC

With a front facing opaque UPVC window, laminate laid wood effect flooring, radiator, low flush WC and hand wash basin with pedestal.



## Lounge

14'5 x 14'3 (4.39m x 4.34m)

With rear facing UPVC French doors overlooking the garden, Karndean flooring, feature fireplace with electric fire, radiator, power points and under-stairs cupboard.



## Kitchen

11'0 x 7'2 (3.35m x 2.18m)

With a front facing UPVC window, Karndean flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in gas oven and hob with extractor hood over, integrated washing machine and fridge/freezer.



## First Floor Landing

With power points, and access to the loft space.

## Bedroom One

13'8 x 7'9 (4.17m x 2.36m)

With a rear facing UPVC window, fitted wardrobes, radiator and power points.



## Bedroom Two

11'9 x 7'9 (3.58m x 2.36m)

With a front facing UPVC window, fitted wardrobes, radiator and power points.



## Bedroom Three

9'1 x 6'3 (2.77m x 1.91m)

With a rear facing UPVC window, radiator and power points.



## Bathroom

6'3 x 6'1 (1.91m x 1.85m)

Partly tiled with a front facing opaque UPVC window, extractor fan and three piece bathroom suite in white comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



## Rear Garden

An enclosed South facing garden mainly laid to lawn with a patio area.



## Parking

With driveway parking for 2 cars.



EPC Rating: B  
Council Tax Band: C