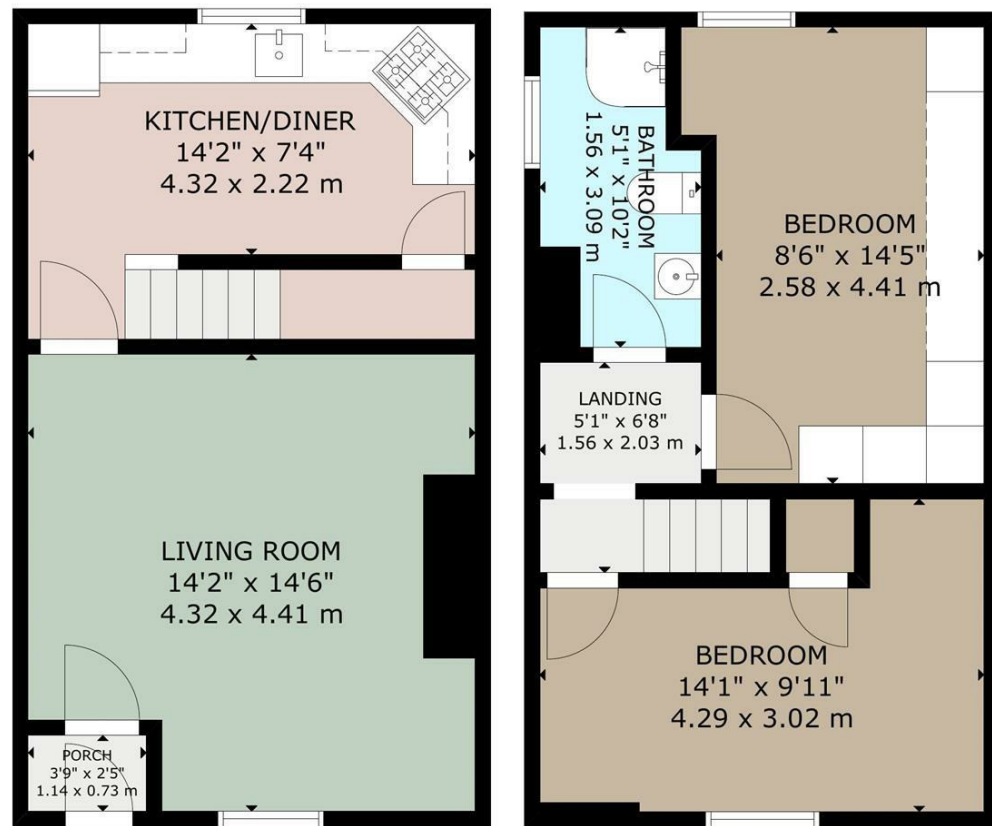




Charles Louis Homes Ltd  
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**CHARLES LOUIS**  
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 66 m<sup>2</sup>/703 sq ft  
FLOOR 1: 33 m<sup>2</sup>/353 sq ft, FLOOR 2: 33 m<sup>2</sup>/350 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**7 Spring Vale Street**  
Tottenham, Bury, BL8 3LR

**Offers over £120,000**



**Directions**

From our sales office in Ramsbottom, head up Bolton Road West. Head south on Bolton St/A676 toward Lever St. Turn left onto Holcombe Rd. Continue to follow Holcombe Rd. Turn left onto tottington road and then right onto spring vale street where you will find the property on the left hand side of the road.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
	39		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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.

- Two Bedroom End Terraced House
- Property Set Over Three Levels
- Living Room & Kitchen/Diner
- Close To Local Amenities, Countryside Walks & Transport Links

- In Need Of Modernisation Throughout
- Sold With No Chain
- Well Maintained Communal Garden To Rear
- Viewing Highly Recommended To Appreciate Location & Size Of Property

# 7 Spring Vale Street

Tottington, Bury, BL8 3LR

\*\*\*SOLD WITH NO CHAIN\*\*IN NEED OF MODERNISATION\*\*TWO DOUBLE BEDROOM MID TERRACE, SET OVER THREE LEVELS\*\*WELL SOUGHT AFTER LOCATION\*\*\*Charles Louis Homes are pleased to bring to the market this two-bedroom stone cottage located in the popular area of Tottington. The property is in need of modernisation and refurbishment and is an ideal investment opportunity or for first time buyer. The property in brief comprises of living room, leading through to kitchen diner, with stairs to cellars with access through to communal garden. To the first floor there are two double bedrooms and a bathroom. The property benefits from gas central heating as well as being fully double glazed. Viewing is essential to avoid disappointment.

## Entrance Vestibule

Front facing UPVC entrance door opens into the living room.

## Lounge

14'2 x 14'6 (4.32m x 4.42m)

With a front facing UPVC double glazed window, gas fire, radiator and power points.



## Alternative View



## Kitchen/Diner

14'2 x 7'4 (4.32m x 2.24m)

With a rear facing UPVC double glazed window, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, electric hob with extractor hood, plumbing for washing machine, space for fridge/freezer, laminate wood effect flooring, radiator, power points and stairs to cellar chamber and communal garden.



## First Floor Landing

With power points and loft access.

## Master Bedroom

8'6 x 14'5 (2.59m x 4.39m)

With a rear facing UPVC double glazed window, fitted wardrobes, centre ceiling light, radiator and power points.



## Bedroom Two

14'1 x 9'11 (4.29m x 3.02m)

With a front facing UPVC double glazed window, laminate wood effect flooring, radiator and power points.



## Bathroom

5'1 x 10'2 (1.55m x 3.10m)

Partly tiled with a rear facing opaque UPVC double glazed window, fitted with a three piece suite comprising of walk in shower, low level WC and hand wash basin, laminate flooring, centre ceiling light and radiator



## Cellar Chambers 1

13'3 x 10'4 (4.04m x 3.15m)

With a front and rear chamber; power lighting and door to rear garden.

## Cellar Chambers 2

13'2 x 13'4 (4.01m x 4.06m)

## Communal garden

Lawned and patio area.



## Alternative View

