



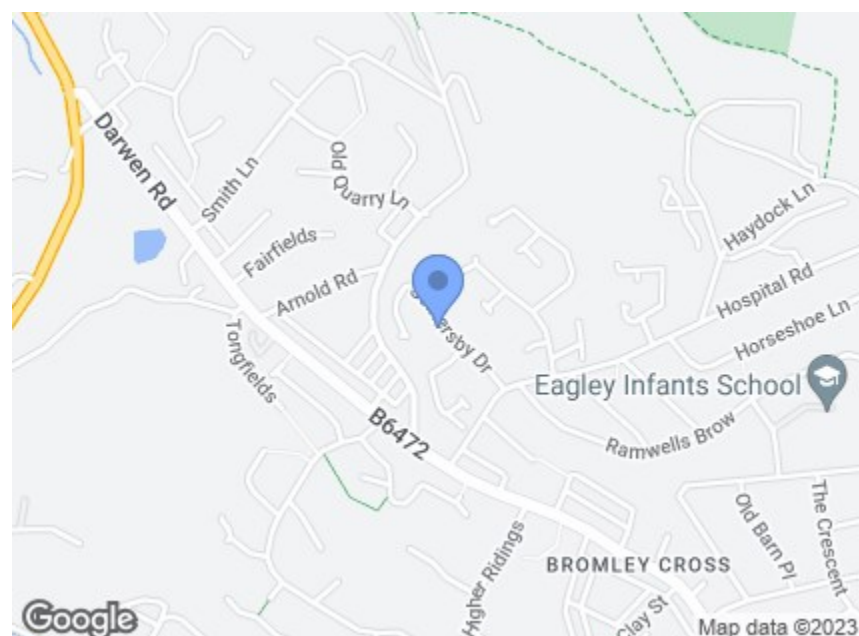
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

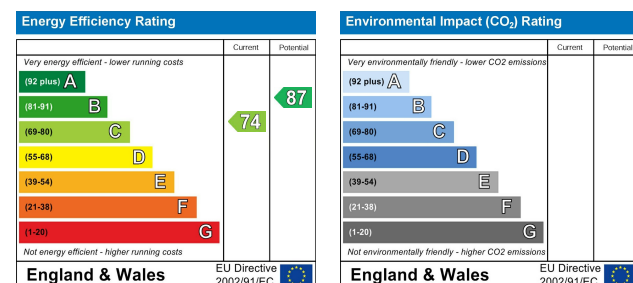
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 128 m<sup>2</sup>/1,380 sq ft  
FLOOR 1: 66 m<sup>2</sup>/710 sq ft, FLOOR 2: 62 m<sup>2</sup>/670 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**



**17 Somersby Drive**  
Bromley Cross, Bolton, BL7 9PX  
**Offers over £435,000**



- Immaculate Four Bedroom Detached House
- Two Reception Rooms & Summer Room
- Master Bedroom With En-Suite, Family Bathroom & Downstairs WC
- Located In A Quiet, Highly Sought After Location

- Fantastic Family Home, Finished To A High Standard
- Modern Fitted Open Plan Kitchen & Breakfast Area
- Driveway Parking, Garage & Well Maintained Gardens To Front & Rear
- A Must See!! Viewing Highly Recommended To Appreciate Finish, Size & 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0161 959 0166

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# 17 Somersby Drive

## Bromley Cross, Bolton, BL7 9PX

\*\*\*IMMACULATE FOUR BEDROOM DETACHED PROPERTY\*\*\*POSITIONED IN A WELL SOUGHT AFTER Quiet LOCATION\*\*WELL MAINTAINED GARDENS & GARAGE WITH DRIVEWAY PARKING\*\*A MUST SEE!!!\*\*Charles Louis Homes are pleased to bring to the market this immaculate and stunning four bedroom detached house, situated a short walking distance from Bromley Cross. The property is set in a very popular location, with ample parks, countryside and local amenities on your doorstep. The property in brief comprises of entrance hallway, dining room, living room, open plan kitchen/breakfast area and downstairs WC with summer room leading to rear garden. From the entrance hallway, the staircase leads up to first floor where you will find the Master bedroom with en-suite, Bedroom two, three and four and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers driveway parking and garage. The gardens are well maintained with patio area and stunning lawn surrounded with landscaped trees and shrubbery. A Must See!!! Viewing is a must and is essential to appreciate the charm, size and location of this property.

### Entrance Hallway

3'11 x 14'6 (1.19m x 4.42m)  
UPVC entrance door opens into the hallway with front facing UPVC double glazed window, coving, kamdean flooring, gas central radiator, centre ceiling light, power points, access to downstairs accommodation and stairs with under stairs storage and ascending to the first floor.

### Dining Room

8'4 x 12'1 (2.54m x 3.68m)  
With a front facing bay fronted double glazed window, coving, kamdean flooring, coving, centre ceiling light, gas central heating radiator and power points.

### Kitchen/Breakfast Area

9'9 x 14'9 (2.97m x 4.50m)  
With a rear facing UPVC double glazed window overlooking well maintained garden, fitted with a range of wall and base units with contrasting work surfaces, inset one and half sink and drainer unit, splash back tiles, five ring induction hob with modern extractor above, integrated double Bosch oven, integrated dishwasher, integrated washing machine, space for fridge/freezer, breakfast seating area, wine cabinet, centre ceiling light with down lights, tiled flooring, gas central heating radiator, power points and UPVC door to the side leading into garden.



### Living Room

16'6 x 11'4 (5.03m x 3.45m)  
With UPVC double glazed French doors leading into conservatory, coving, kamdean flooring, modern inset feature fireplace with gas fire, gas central heating radiator, coving, centre ceiling light and power points.



### Summer Room

12'3 x 12'9 (3.73m x 3.89m)  
UPVC double glazed windows to rear elevation overlooking well maintained garden with velux window, inset spots, tiled flooring and French doors leading out on to patio and garden.



### Downstairs WC

2'7 x 5'4 (0.79m x 1.63m)  
With a front facing opaque UPVC double glazed window, fitted with a low level wc and hand wash basin with pedestal, part tiled, laminate wood effect flooring, gas central heating radiator and centre ceiling light.

### First Floor Landing

With a front facing UPVC double glazed window, leading off to master bedroom with en-suite, three further bedrooms and family bathroom, coving, centre ceiling light, gas central heating radiator, loft access.

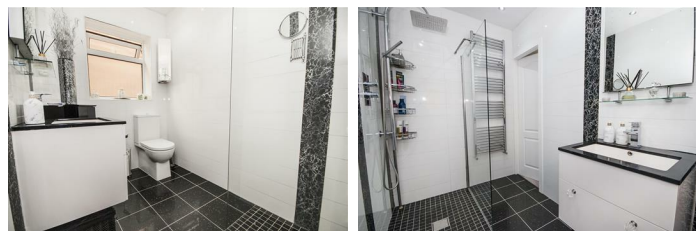
### Master Bedroom

12'9 x 11'4 (3.89m x 3.45m)  
With a rear facing UPVC double glazed window overlooking gardens, coving, fitted wardrobes and drawers with dressing table area, fitted mirrors, centre ceiling light, gas central heating radiator and power points with access to en-suite.



### En-Suite Wet Room

9'1 x 5'2 (2.77m x 1.57m)  
An opaque UPVC double glazed window to side elevation, fitted with a three piece suite comprising of double walk in shower, low level wc and hand wash basin with vanity unit. fully tiled flooring and walls, chrome heated towel rail and inset spots.



### Bedroom Two

12'0 x 11'0 (3.66m x 3.35m)  
With a rear facing UPVC double glazed window overlooking garden, fitted wardrobes and drawers with dressing table and mirror, coving, gas central heating radiator, centre ceiling light and power points.



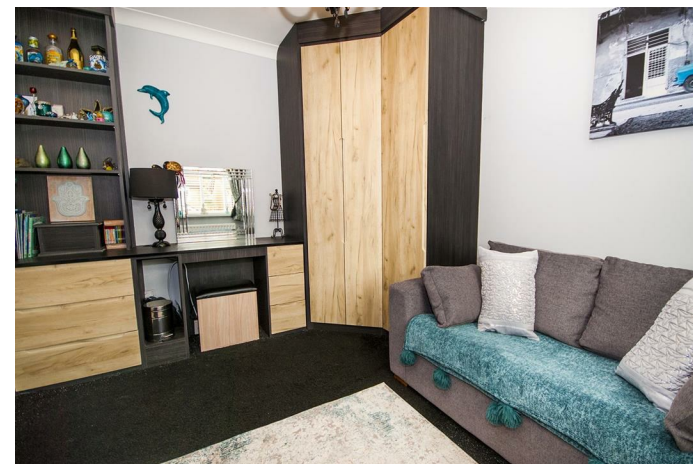
### Family Bathroom

8'10 x 6'8 (2.69m x 2.03m)  
Fitted with a side facing opaque UPVC double glazed window, fitted with three piece suite comprising of walk in double shower, modern fitted low level wc and hand wash basin with vanity unit, fully tiled walls with inset shelving units, kamdean flooring, modern fitted floor to ceiling radiator and inset spots.



### Bedroom Three

9'1 x 11'9 (2.77m x 3.58m)  
With a front facing UPVC double glazed window, coving, fitted wardrobes and drawers with dressing table area, centre ceiling light, gas central heating radiator and power points.

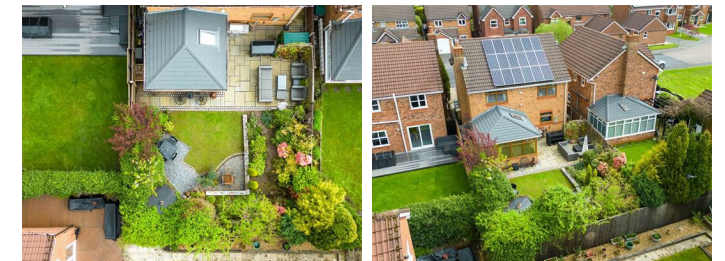


### Bedroom Four/Office

8'10 x 7'9 (2.69m x 2.36m)  
With a front facing UPVC double glazed window, free standing office furniture, coving, centre ceiling light, gas central heating radiator, coving and power points.



### Ariel Shots



### Rear Garden

A well maintained private enclosed garden, mainly laid to lawn with plant and shrub borders, patio area, decking area, external lighting and water supply



### Alternative Views



### Garage

With an up and over door, power and lighting

### Front External

Mainly laid to lawn with plant and shrub borders, driveway parking, pathway to front door and garage.