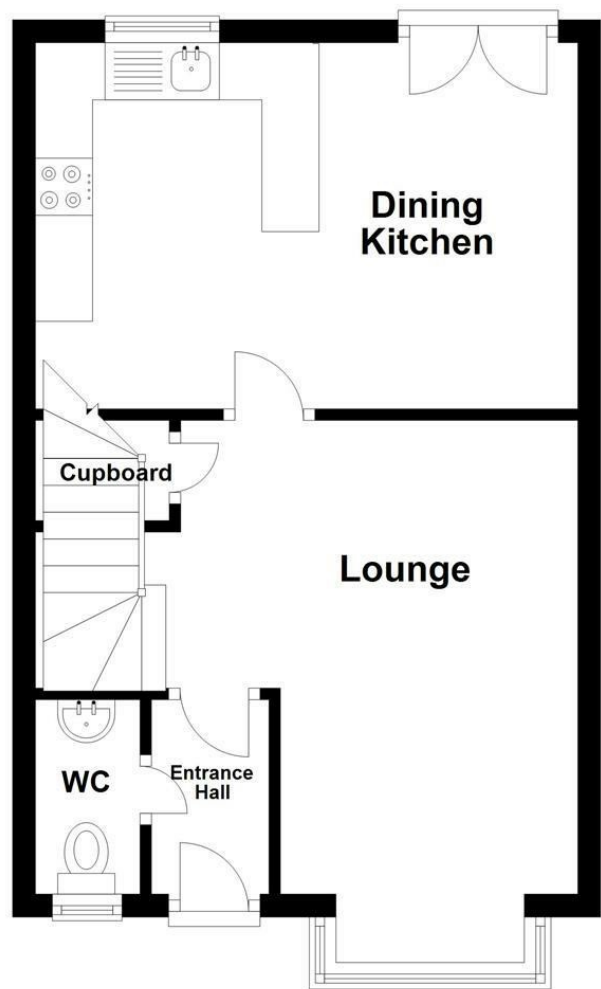
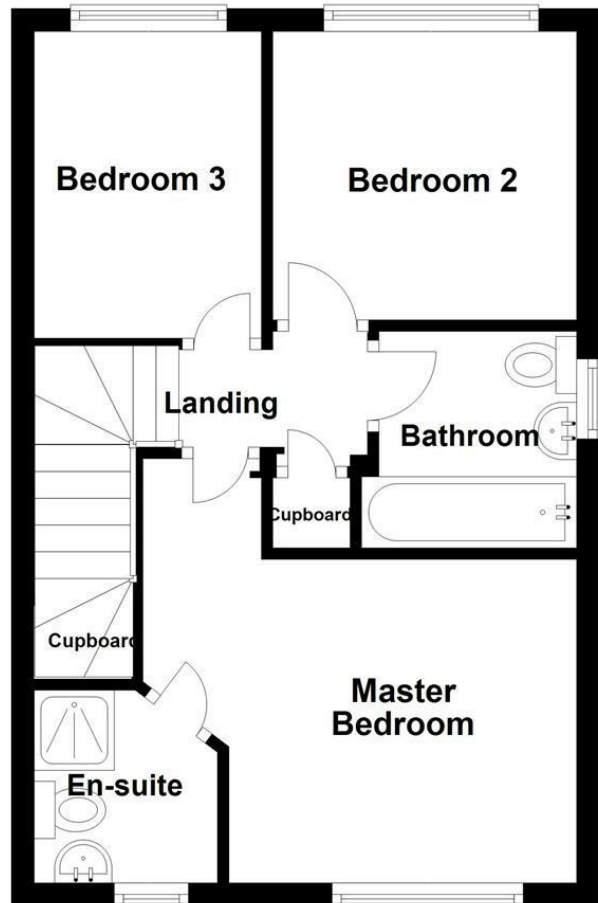


### Ground Floor



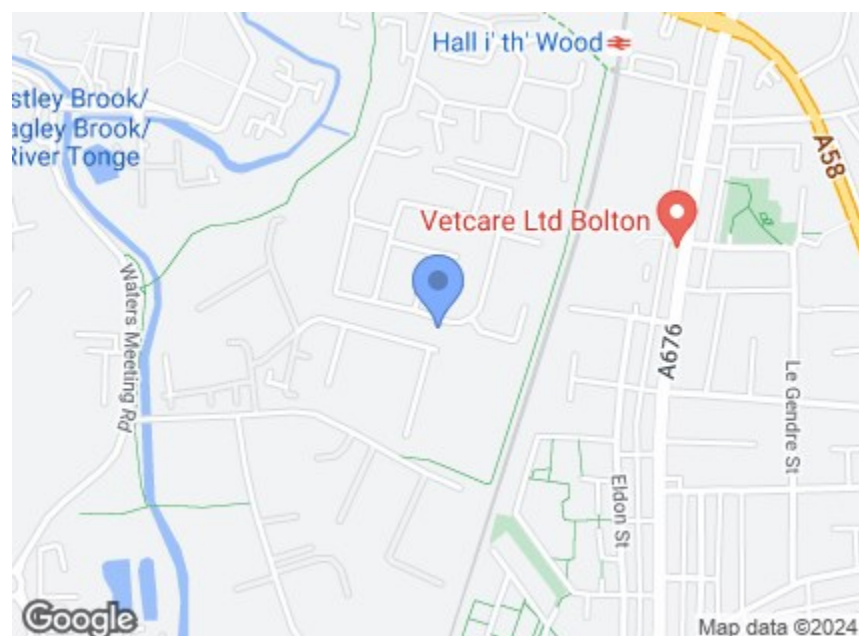
### First Floor



**CHARLES LOUIS**  
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### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

**127 Cotton Meadows**  
Bolton, BL1 8FZ

**£1,150 Per month**



- Well Presented Family home
- Three Bedrooms & Three Bathrooms
- Private Lawned Garden to Rear
- Available Immediately, Call Now

- Sought After Residential Area
- Stylish Dining Kitchen, Fitted Appliances
- Driveway Parking for Two Cars
- EPC Rating: B, Council Tax Band: C

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.



# 127 Cotton Meadows , Bolton, BL1 8FZ

Available to occupy immediately, this is a stylish & well presented family home in a sought after residential area within walking distance of Bolton Town Centre and the Train Station. Charles Louis are delighted to offer to let this well appointed and spacious semi detached home with driveway parking for two cars, a private enclosed garden to the rear, gas central heating & UPVC double glazing. With a high Energy efficiency rating, this modern property comprises in brief; entrance hall, ground floor WC, lounge, dining kitchen with fitted appliances and French doors opening out to the garden, master bedroom with en suite shower room, two further bedrooms and family bathroom.

We expect this property to generate lots of interest and encourage you to enquire at your earliest opportunity to avoid disappointment.

## Entrance Hall

Front entrance door opens into a hallway with doors to the ground floor WC and to the lounge.

## WC

With a front facing UPVC glazed window, radiator, low flush WC and hand wash basin.

## Lounge

13'7 x 15'8 (max) (8'7 min) (4.14m x 4.78m (max) (2.62m min))  
With a front facing UPVC box bay window, centre ceiling light, radiator, power points and storage cupboard. Stairs ascend to the first floor landing.



## Dining Kitchen

15'7 x 10'7 (4.75m x 3.23m)  
With a rear facing UPVC window, laminate laid wood effect flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit and fitted appliances to include fridge/freezer, washing machine, electric oven and gas hob with extractor hood. Featuring a breakfast bar and UPVC French doors opening out to the garden.



## First floor Landing

With storage cupboard and access to the loft space.

## Master Bedroom

10' (min) x 9'4 (3.05m (min) x 2.84m)  
With a front facing UPVC window, radiator and power points. Doors opening to a storage cupboard and to the the ensuite.



## En Suite

5'7 x 5'4 (1.70m x 1.63m)  
Partly tiled with a front facing UPVC glazed window, radiator, walk in shower unit, low flush WC and hand wash basin with pedestal.



## Bedroom Two

8'9 x 8'4 (2.67m x 2.54m)  
With a rear facing UPVC window, radiator and power points.



## Bedroom Three

8'8 x 6'5 (2.64m x 1.96m)  
With a rear facing UPVC window, radiator and power points.

## Bathroom

6'2 x 6'2 (1.88m x 1.88m)  
Partly tiled with a side facing UPVC glazed window, tile effect flooring and radiator, fitted with a three piece bathroom suite comprising panel enclosed bath, low flush WC and hand wash basin with pedestal.



## Rear Garden

To the rear the property benefits from having a good size enclosed and private family garden which is mainly laid to lawn.



## Driveway Parking

Available to the front with space for two cars.

Council Tax Band C