

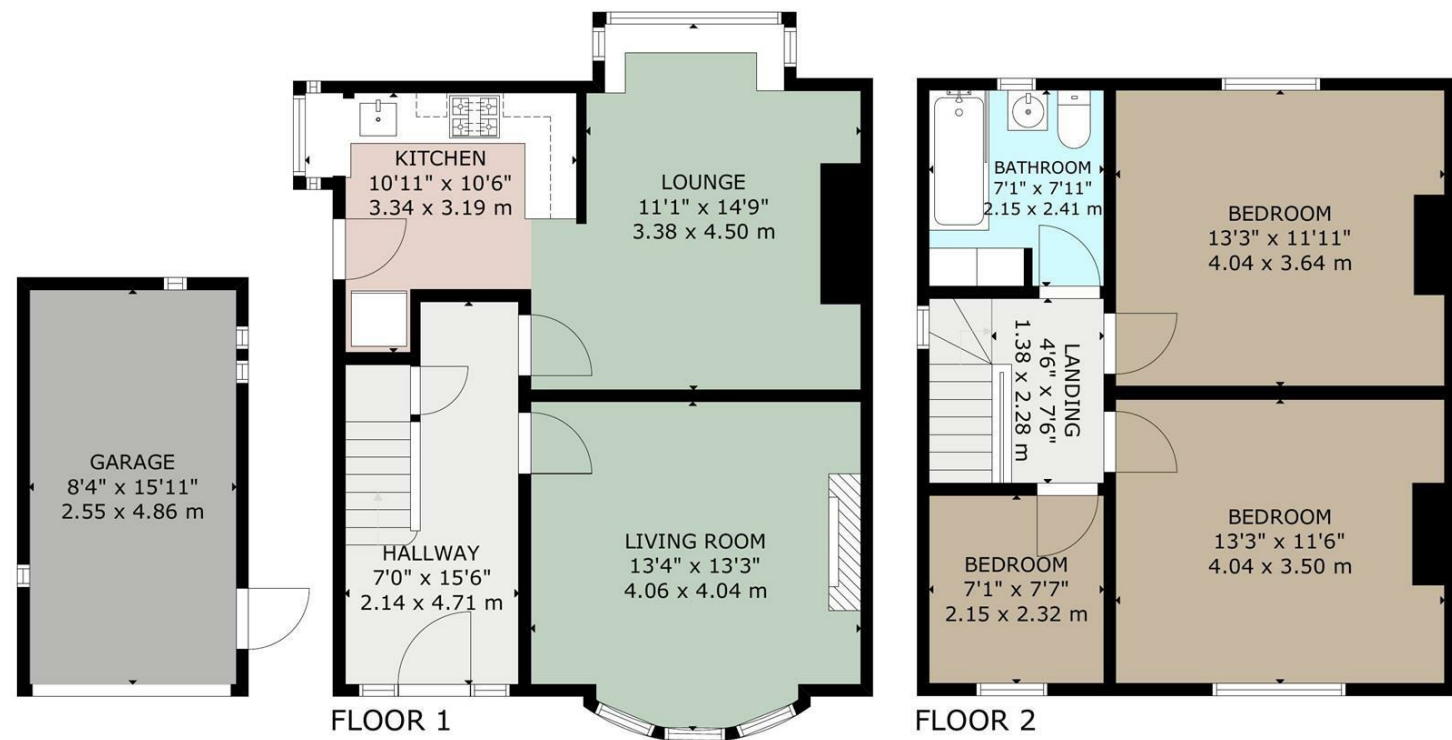


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 96 m²/1,034 sq ft
FLOOR 1: 50 m²/535 sq ft, FLOOR 2: 46 m²/499 sq ft
EXCLUDED AREA: GARAGE: 12 m²/133 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head north-east on Bolton St/A676 towards Carr St and continue to follow A676. At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn. Merge onto A56 and keep left to continue on Haslingden Byp/A56. Take the A680 exit towards Haslingden and at the roundabout, take the 2nd exit, take a slight left onto Broadway. At the roundabout, take the 1st exit onto Helmshore Rd/B6214. Destination will be on the right

418 Helmshore Road
Helmshore, Rossendale, BB4 4JR

Offers over £260,000



- Well Presented Three Bedroom 1930's Semi Detached House
- Fully Fitted Kitchen and Bathroom
- Garden and Patio Area To The Rear
- Situated in a Popular and Convenient Location
- Sold With No Chain
- Gas Central Heating and Fully Double Glazed
- Detached Garage and Driveway Parking for Two Vehicles
- A Must See!! Viewing Highly Recommended

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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*****A MUST SEE**WELL PRESENTED THREE BEDROOM SEMI DETACHED**PRIVATE GARDEN, GARAGE & DRIVEWAY PARKING***** Charles Louis Homes are pleased to bring to the market this three bedroom semi-detached family home with off-road parking, detached garage and is sold with no chain. Situated in a highly regarded area, this family home is located in a popular area, Helmshore. This property boasts three bright bedrooms, a bright living room, dining room, fitted kitchen, a three piece bathroom suite as well as an enclosed rear garden and off-road parking. With this property being situated in a convenient location to access well regarded schools, local amenities and popular commuter routes, it is definitely not one to be missed!

The property briefly comprises of hallway leading off to reception room one and two, with kitchen leading off from second reception room, offering open plan living, overlooking rear garden. To the first floor are three bedrooms and a fully fitted modern bathroom. To the rear of the property is an enclosed garden and patio area. A Must See!!! Viewing is Essential to Appreciate Size and Location of property.

Entrance Hall

15'01 x 6'07 (4.60m x 2.01m)

Entry through a uPVC front door, central heating radiator, smoke alarm, wood effect flooring, stairs leading up to the first floor, doors leading to the kitchen/dining room and living room.

Living Room

12'09 x 10'11 (3.89m x 3.33m)

UPVC double glazed bay window with front elevation, gas central heating radiator, gas fire with wooden mantle, laminate wood flooring, centre ceiling light.



Alternative View



Open Plan Kitchen

20'05 x 11'07 (6.22m x 3.53m)

Two UPVC double glazed windows with views over the rear garden, fitted with a range of wall and base units with contrasting worktop and splashback tiles, inset sink and drainer with mixer tap, four ring gas hob with integrated oven and extractor above, plumbing for washing machine, space for fridge freezer, spotlights, gas central heating radiator, wood effect laminate flooring, access to rear garden and driveway.



Dining Room/Lounge

11'1 x 14'9 (3.38m x 4.50m)

uPVC double glazed square bay window to rear elevation overlooking garden, centre ceiling light, gas central heating radiator, laminate wood flooring.



First Floor Landing

7'01 x 6'07 (2.16m x 2.01m)

UPVC double glazed opaque window, doors leading to three bedrooms and a family bathroom.

Master Bedroom

12'10 x 11 (3.91m x 3.35m)

UPVC double glazed window with a front elevation, gas central heating radiator, power point and central ceiling light



Bedroom Two

12'10 x 11'06 (3.91m x 3.51m)

UPVC double glazed window with a rear elevation, gas central heating radiator, power point and central ceiling light



Bedroom Three

7'04 x 6'06 (2.24m x 1.98m)

UPVC double glazed window with a front elevation, gas central heating radiator, power point and central ceiling light



Family Bathroom

7'05 x 6'07 (2.26m x 2.01m)

UPVC double glazed opaque window to rear elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin with vanity unit, L shaped bath with shower above and glass screen, fully tiled walls and tiled floor, inset ceiling spotlights and chrome heated towel rail.



Rear Garden

Private, enclosed garden with mature shrubs and patio area



Alternative View



Front External

Set behind a dwarf wall with mature shrub borders, block paved driveway with ample parking, access to front and access to detached garage and rear garden

Council Tax - Rossendale Band

Tenure - Freehold