



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

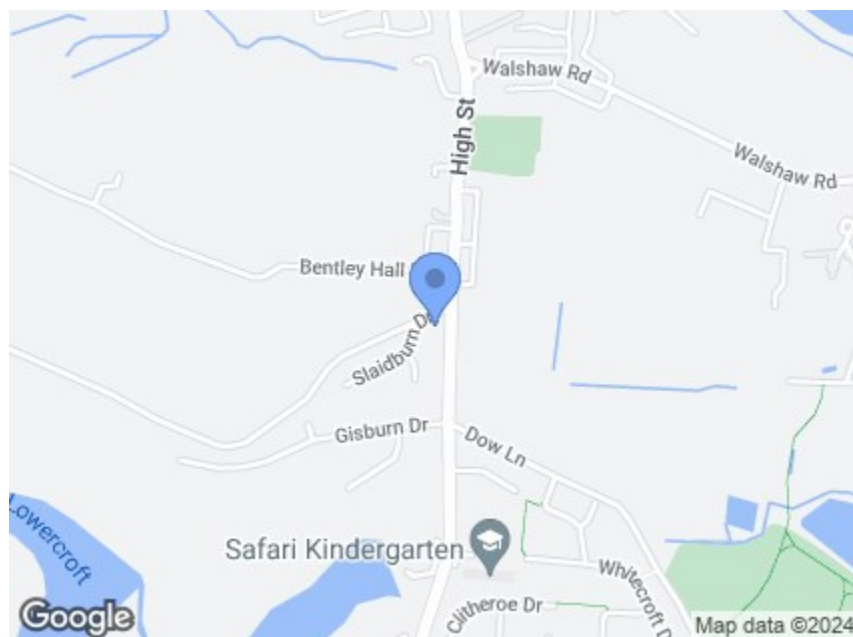
CHARLES LOUIS

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HOMES LIMITED



GROSS INTERNAL AREA
TOTAL: 249 m²/2,690 sq ft
FLOOR 1: 141 m²/1,522 sq ft, FLOOR 2: 108 m²/1,168 sq ft
EXCLUDED AREA: GARAGE: 31 m²/328 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Callender St towards Central St and turn right onto Central St, then turn right onto Carr St. Next turn right onto Bolton St/A676 and then turn left onto Holcombe Rd/B6215, continue to follow Holcombe Rd and then continue onto Chapel St and Market St. At the roundabout, take the 2nd exit onto Booth St, at the roundabout, take the 1st exit and stay on Booth St, at the next roundabout, take the 3rd exit and stay on Booth St. Finally at the roundabout, take the 2nd exit onto Church St, Church St turns slightly right and becomes Bank St. Bank St turns left and becomes High St, continue onto Lowercroft Rd and turn right onto Slaidburn Dr.

1 Slaidburn Drive Lowercroft, Bury, BL8 3DG

Offers over £750,000



- Immaculate Throughout, Six Bedroom Detached House
- Situated In A Quiet & Well Sought After Location
- Modern Fitted Open Plan Kitchen/Breakfast Area, Dining Room & Family Area Opening To Decked Balcony Area Over Landscaped Gardens
- Set On A Large Corner Plot, With Landscaped Gardens And Ample Driveway Parking & Garage, Hot Tub & Bar
- Light & Airy Open Planned Family Home, Finished To A High Standard Throughout
- Modern Fitted Family Bathroom Two En-Suites & Downstairs WC
- Close To Local Amenities, Transport Links, Countryside Walks & Parks
- A Must See!! A Unique Opportunity to Buy

1 Slaidburn Drive

Lowercroft, Bury, BL8 3DG

IMMACULATE & SPACIOUS SIX BEDROOM DETACHED PROPERTY**FINISHED TO A HIGH STANDARD THROUGHOUT**SET IN A QUIET & WELL SOUGHT AFTER LOCATION**LARGE GARDENS & AMPLE DRIVEWAY PARKING

Charles Louis Homes are pleased to bring to the market this exceptional six-bedroom detached residence, set on a large corner plot and finished to a high standard throughout - A one-of-a-kind opportunity!

Explore the impeccably maintained and breath-taking six-bedroom detached dwelling positioned in the well sought after location of Lowercroft. This residence graces an immensely sought-after locale enveloped by abundant parks and picturesque countryside. A gracious introduction unfolds with a capacious entrance hallway, leading to a luxurious living room, a versatile office space, a convenient utility room, and an expansive open-plan kitchen/family room/dining room. The latter boasts bi-folding doors that seamlessly connect to the inviting garden. Ascend the staircase to the first floor, where five more bedrooms await, including two with en-suite facilities, all complemented by a well-appointed family bathroom.

The outdoor spaces are equally enchanting. The meticulously tended front and rear gardens each exude their unique charm. The rear garden is a haven of relaxation, featuring a harmonious blend of lawns and decked areas. A grand pergola graces this area, housing an enticing outdoor bar and a soothing hot tub. The front garden is graced by an expansive driveway and a verdant lawn bordered by ornamental shrubbery.

To fully grasp the grandeur and pristine state of this residence, a viewing is a necessity. Don't miss this unparalleled opportunity to immerse yourself in the expansive layout and flawless condition of this property. A must see!!! To appreciate the finish, size, charm and location of this outstanding family home.

Entrance Hallway

14'3" x 11'10" (4.34m x 3.61m)

uPVC entrance door, opening into a light and airy hallway with tiled flooring and under floor heating, inset ceiling spot lights, power points, access to downstairs accommodation and stunning wooden open staircase ascending to the first floor with chandelier.

Downstairs WC

5'5" x 8'0" (1.65m x 2.44m)

With a front facing opaque uPVC double glazed window, fitted with a modern two piece suite, comprising of low level WC, oval modern hand wash basin sitting on a wooden base, tiled flooring, part tiled walls, chrome heated towel rail, coving and centre ceiling light

Living Room

12'0" x 20'7" (3.66m x 6.27m)

uPVC Bay fronted double glazed window together with a side facing uPVC double glazed window, offering a light and airy room, modern inset feature gas fire with stone hearth and feature media wall, coving, radiators, power points, two ceiling lights.

Bedroom Six

7'6" x 11'10" (2.29m x 3.61m)

With a front facing opaque uPVC double glazed window, radiator, power points and central ceiling lights.

Office

9'10" x 7'4" (3.00m x 2.24m)

uPVC double glazed window, storage cupboard, radiator, power points and central ceiling lights.

Open Plan Kitchen/Breakfast Area & Dining Room

22'5" x 13'11" (6.83m x 4.24m)

With uPVC bi folding doors leading onto decked balcony and opening out to rear garden, fitted with a range of modern under lit wall and base units in white with quartz counter tops and splash back tiling, inset one and half inset sink with drainer, mixer tap and separate hot water tap, integrated double NEFF oven, integrated microwave and coffee maker, space for double fridge freezer, neff five ring induction hob with modern extractor fan above, large central breakfast bar with over lighting and seating for six, integrated sound system, tiled flooring with underfloor heating, inset spots, power points and access to dining area.



Additional Views



Dining Area

11'10" x 8'9" (3.61m x 2.67m)

With uPVC double glazed sliding doors leading to decked patio outdoor space, with views over landscaped garden, tiled flooring with underfloor heating, power points, central ceiling light and integrated sound system with open plan leading into family room.

Utility Room

9'3" x 13'11" (2.82m x 4.24m)

With uPVC rear door, tiled flooring with underfloor heating, fitted with a range of wall and base units with contrasting counter tops, inset sink with drainer and mixer tap, plumbing for washing machine and dryer, inset spots, uPVC door leading to garage and access to rear garden.

Open Plan Lounge/Family Room

9'1" x 21'1" (2.77m x 6.43m)

With large uPVC bi fold doors leading to decked outdoor space, coving, wood effect laminate flooring with underfloor heating, power point and two ceiling lights.



Alternative View



First Floor Landing

23'1" x 3'0" (7.04m x 0.91m)

Access to all five bedrooms, family bathroom and access to the loft.

Master Bedroom

18'7" x 15'2" (5.66m x 4.62m)

uPVC double glazed window, two Velux windows with electric blinds, fitted wardrobes and drawers, radiator, inset ceiling spot light with an additional central ceiling light and power points, access to en-suite bathroom



En-suite

8'6" x 6'1" (2.59m x 1.85m)

Fitted with a three piece suite, comprising of walk in double shower, seating area with detachable shower head, low level WC and hand wash basin with vanity unit, inset ceiling spot lights, chrome heated towel rail, fully tiled walls and floor with Velux window.



Bedroom Two

13'9" x 17" (4.19m x 5.18m)

uPVC double glazed window, coving, fitted wardrobes, radiator, central ceiling light and power points, access to en-suite bathroom

En-suite

10'1" x 6" (3.07m x 1.83m)

Opaque uPVC double glazed window, fitted with a three piece suite, comprising of double walk in, low level WC and hand wash basin with vanity unit, central ceiling lights, chrome heated towel rail, part tiled walls and tiled floor.



Bedroom Three

12'10" x 7'8" (3.91m x 2.34m)

uPVC double glazed window, coving, fitted wardrobes, radiator, central ceiling light and power points.

Bedroom Four

11'6" x 7'3" (3.51m x 2.21m)

With a rear facing uPVC double glazed window, coving, fitted wardrobes, radiator, central ceiling light and power points.

Bedroom Five

9'4" x 15'8" (2.84m x 4.78m)

With a front and side facing uPVC double glazed window, coving, fitted wardrobes, radiator, central ceiling light and power points.

Family Bathroom

7'11" x 10" (2.41m x 3.05m)

Opaque uPVC double glazed window, fitted with a four piece suite, comprising of walk in shower, tiled enclosed bath, low level WC and double hand wash basin with vanity unit, inset ceiling spot lights, chrome heated towel rail, fully tiled walls and floor.

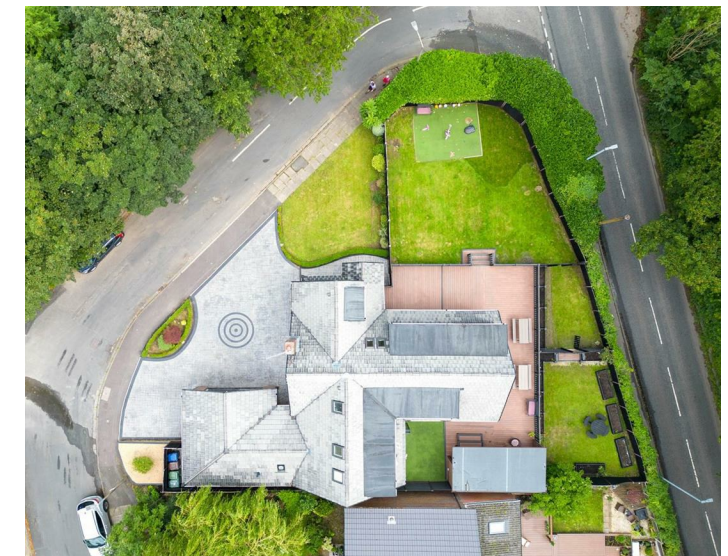


Rear Garden

Large rear garden, with decked and lawn areas surrounding the property, which is set on a large corner plot, a covered pergola houses an outdoor bar and hot tub.



Overall View of Plot



Front External

Set on large corner plot, with ample driveway parking, small lawned area, access to front entrance with plants and shrub borders.

Garage

17'1" x 18'4" (5.21m x 5.59m)

Double up and over garage doors, with a range of wall and base units with contrasting worktops, power and lighting with a side entrance door and additional access via the house.

Council Tax - Bury Band F

Tenure - Freehold