



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

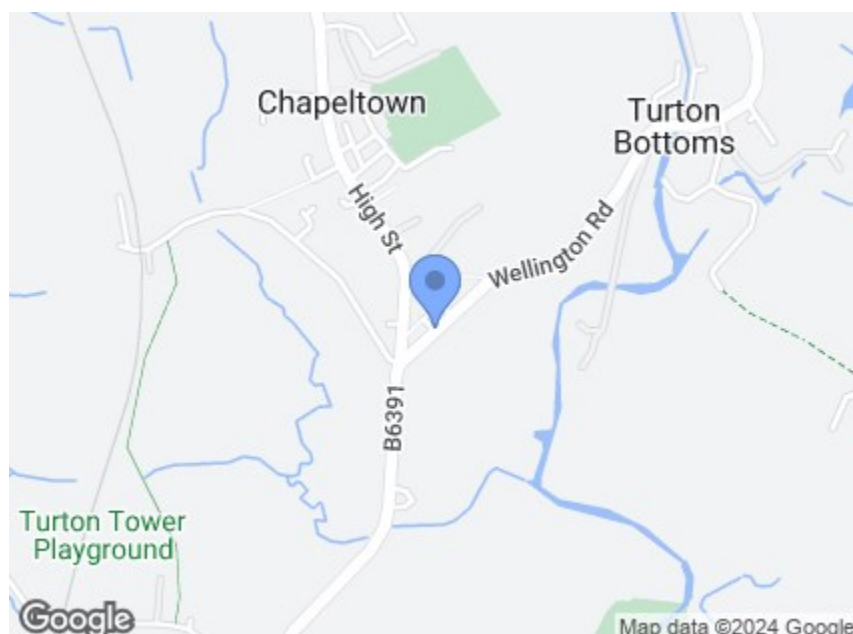
CHARLES LOUIS

HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 113 m²/1,212 sq ft
FLOOR 1: 52 m²/558 sq ft, FLOOR 2: 35 m²/375 sq ft
FLOOR 3: 26 m²/279 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	57		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

17 Wellington Road

Turton, Bolton, BL7 0EG

£1,200 Per month



- Immaculately Presented Stone Cottage
- Property Set Over Three Levels
- Kitchen Fitted with Integrated Appliances
- Viewing Essential To Appreciate Size & Location
- Two Double Bedrooms Plus Loft Room
- Substantial Open Plan Living Space
- Two Bathrooms, Yard To Rear

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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****IMMACULATE TWO BEDROOM PLUS LOFT ROOM STONE COTTAGE**FINISHED TO A HIGH STANDARD, SET OVER THREE LEVELS**LOCATED IN A WELL SOUGHT AFTER AREA, WITH STUNNING VIEWS**Charles Louis Homes are pleased to present this well presented end terrace stone cottage with two bedrooms and loft space, which is currently laid out as a bedroom with an en-suite. The property is situated in the sought after location of Edgworth with open views of the surrounding countryside. The property briefly comprises of; an entrance vestibule leading into the Open Plan Living/Dining and Kitchen Area with a log burner and stairs ascending to the first floor. To the first floor there are two double bedrooms and a fully fitted modern bathroom. To the second floor is the loft room which is used as a bedroom and has an En Suite. To the rear of the property is an enclosed courtyard. When in occupation, the landlord uses the side of the property for parking. He has had use of this area since purchasing the property however, please be advised this is owned by the freeholder and we cannot guarantee that a tenant would be allowed sole use of it. Viewing is Highly Recommended.**

Entrance Vestibule

4'2 x 4'1 (1.27m x 1.24m)

With a front facing UPVC entrance door opens into the vestibule with tiled flooring.

Lounge

14'3 x 13'7 (4.34m x 4.14m)

With front and side facing UPVC windows, tiled flooring, feature fireplace with with gas fire, two centre ceiling lights, under stairs storage and stairs ascending to the first floor landing.



Dining Room

13'10 x 13'7 (4.22m x 4.14m)



Kitchen

14'3 x 10'7 (4.34m x 3.23m)

With two velux windows, tiled flooring, power points, a range of wall and base units with solid wood work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, integrated dishwasher, inset spotlights and French doors to the rear.



Alternative View

First Floor Landing

With a side facing window, radiator and stairs ascending to the second floor landing.

Alternative View

Bedroom One

12'6 x 10'8 (3.81m x 3.25m)

With a rear facing UPVC window, radiator, TV point, power points and inset spotlights.



Bedroom Two

11'2 x 8'3 (3.40m x 2.51m)

With a front facing UPVC window, fitted wardrobes, radiator, inset spotlights and power points.



Bathroom

7'11 x 4'8 (2.41m x 1.42m)

Fully tiled with a side facing UPVC window, tiled flooring, heated towel rail, extractor fan, three piece suite comprising; panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with vanity unit.



Loft Room

13'4 x 10'11 (4.06m x 3.33m)

With a velux window and a rear facing UPVC window, radiator, power points and inset spotlights.



Bathroom Two

7'8 x 4'9 (2.34m x 1.45m)

Fully tiled with a velux window, tiled flooring, heated towel rail, extractor fan, walk in shower cubicle with mains fed shower, low flush WC and hand wash basin with vanity unit.

Rear Courtyard

An enclosed and low maintenance courtyard and patio area.

Council Tax Band C