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CHARLES LOUIS

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LOWER GROUND FLOOR

GROUND FLOOR

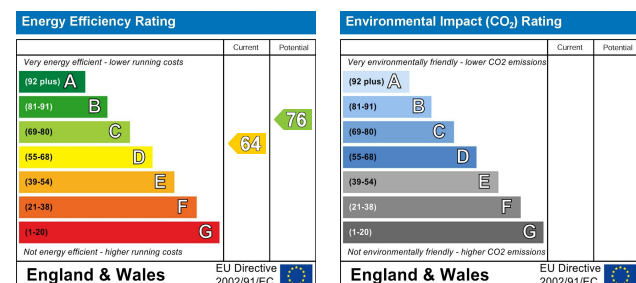
FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 124 m²/1,327 sq.ft
LOWER GROUND FLOOR: 37 m²/394 sq.ft, GROUND FLOOR: 44 m²/469 sq.ft, FIRST FLOOR: 43 m²/464 sq.ft
EXCLUDED AREAS: GARAGE: 14 m²/148 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south on Bolton St/A676 towards Smithy St and continue to follow A676. Next turn right onto Bury Rd and then turn left onto Bolton Rd. Destination will be on the right



9 Bolton Road
Turton, Bolton, BL7 0DS

Offers in excess of £375,000



- Three storey well presented end cottage
- Three bedrooms with en-suite and family bathroom
- Two reception rooms and modern fitted kitchen with utility
- Well proportioned raised decked area
- Viewing highly recommended
- Parking area for two vehicles and garage
- Quiet Sought after location
- Easy access to beautiful local rural walks

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****WELL PRESENTED THREE STOREY TOWN HOUSE** MUCH SOUGHT AFTER LOCATION** FABULOUS COUNTRYSIDE VIEWS ** Charles Louis Homes are pleased to bring to the market this well appointed family home set in a highly sought after area of Edgworth.**

The property in brief comprises utility room, entrance hall, sitting room and integral garage. To the ground floor living room and kitchen diner with an open aspect layout, access to large balcony. The first floor has access to Master bedroom and en-suite, bedroom two and three, and a family bathroom. Whilst the property benefits from having all the usual essential such as UPVC double glazing and gas central heating, its location is easily this property's most attractive feature having a beautiful open outlook over a wooded area and out over countryside. A feature decking area, an integral garage and driveway parking for at least two cars.

Lower ground floor

Utility Room

6'5 x 5'11 (1.96m x 1.80m)
uPVC entrance door opening into the utility room with plumbing for a washing machine and dryer. Internal access to the garage

Hallway

5'7 x 14'1 (1.70m x 4.29m)
Access to the sitting room and stairs ascending to the first floor.

Sitting Room

15'6 x 14'7 (4.72m x 4.45m)
With a side facing uPVC double glazed bay window, laminate wood effect flooring, radiator and power points

Garage

8'7 x 17'3 (2.62m x 5.26m)

Ground Floor

Living Room

15'6 x 14'8 (4.72m x 4.47m)
With a front facing uPVC double glazed window, coving, feature media wall, wall lights, radiator and power points.



Alternative View



Kitchen/ Diner

15'6 x 11'4 (4.72m x 3.45m)
With a rear facing uPVC double glazed window and double patio doors leading out to the rear elevated decking, wood effect laminate floor, fitted with a range of wall and base units with a contrasting quartz work top, central island with additional seating, inset sink and drainer with a Victorian style mixer tap, built in oven and gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights.



Alternative View



Balcony

First Floor

First Floor Landing

9'7 x 5'11 (2.92m x 1.80m)
With a side facing uPVC double glazed window, radiator and loft access.

Bedroom One

15'6 x 11'4 (4.72m x 3.45m)
Two front facing uPVC double glazed window, radiator, power points, central ceiling light and access to the master en-suite



Alternative View



En-suite

6'7 x 5'10 (2.01m x 1.78m)
Fully tiled, extractor fan, walk in shower cubicle with mains fed shower, a hand wash basin with pedestal and WC with high level cistern.



Bedroom Two

8'7 x 8 (2.62m x 2.44m)
Rear facing uPVC double glazed window, radiator, power points and central ceiling light



Bedroom Three

6'5 x 11'7 (1.96m x 3.53m)
Rear facing uPVC double glazed window, radiator, power points



Family Bathroom

5'6 x 6'6 (1.68m x 1.98m)
Partially tiled with wooden flooring, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Rear Elevation

Tenure - Freehold
Council Tax - Blackburn with Darwen Band D