



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

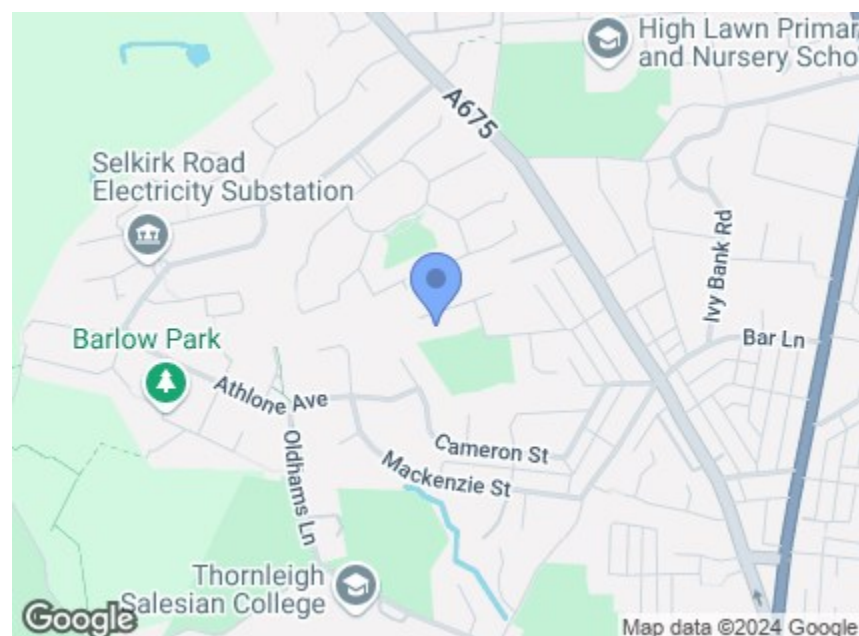
CHARLES LOUIS

HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 89 m²/967 sq ft
GROUND FLOOR: 49 m²/532 sq ft, FIRST FLOOR: 40 m²/435 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head south-west on Ramsbottom Ln/A676 towards Market PI and continue to follow A676. Turn right onto Crompton Way/A58 and the turn right onto Blackburn Rd/A666. Turn left onto Belmont Rd/A675 and turn left onto Forfar St. Forfar St turns right and becomes Nevis Grove, turn left to stay on Nevis Grove

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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

13 Nevis Grove

, Bolton, BL1 6RP

Price guide £130,000



- OPEN DAY SUNDAY 9TH SEPT - 1PM - 2PM
- In need of modernisation and refurbishment
- Sold with no chain
- Located in a Cul De sac Location, close to local amenities
- Three bedroom quasi-semi detached house
- Kitchen Diner, Reception Room, Downstairs WC and Utility
- Well proportioned yard to rear & Parking
- Viewing highly recommended

13 Nevis Grove

, Bolton, BL1 6RP

OPEN HOUSE - Sunday 8th September 1-2pm. No appointment necessary.

****Sold with no chain - 3 bedroom quasi semi**** A charming three-bedroom quasi-semi property situated in a desirable area of Bolton. This lovely home features a spacious garden, perfect for outdoor activities and relaxation.

The ground floor offers a kitchen diner, living room, a convenient utility room, and a downstairs WC. Upstairs, you will find three generously sized bedrooms, providing ample space for a growing family or guests.

The property is located in a quiet and friendly neighbourhood, ideal for families and individuals seeking a peaceful yet connected community. Bolton offers a variety of amenities, including excellent schools, local shops, and recreational facilities. The area is known for its beautiful parks and green spaces, providing plenty of opportunities for outdoor leisure and activities.

Additionally, it is conveniently situated with easy access to major transport links, making commuting to nearby towns and cities straightforward. The vibrant Bolton town centre, with its wide range of shopping, dining, and entertainment options, is just a short drive away.

This property is sold with no chain, offering a smooth and quick transaction for potential buyers. It does require modernisation, providing an excellent opportunity for those looking to add their personal touch and create their dream home.

Entrance Hallway

5'10 x 13'1 (1.78m x 3.99m)

uPVC entrance door opening into the hallway access to the kitchen and lounge, and stairs ascending to the first floor.

Living Room

18'1 x 11 (5.51m x 3.35m)

With two rear facing uPVC double glazed windows, laminate wood effect flooring, radiator, central ceiling light and power points.



Alternative View



Kitchen

11'7 x 13'1 (3.53m x 3.99m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in oven and gas hob, washing machine, and space for a fridge freezer



Alternative View



Utility Room

5'0 x 9'6 (1.52m x 2.90m)

Downstairs WC

2'6 x 4'6 (0.76m x 1.37m)

With a front facing opaque uPVC window, low level WC and hand wash basin with pedestal

First Floor Landing

5'11 x 9'2 (1.80m x 2.79m)

Bedroom One

11'7 x 11'6 (3.53m x 3.51m)

Front and side facing uPVC double glazed window, radiator, power points and a central ceiling light



Alternative View



Bedroom Two

9'8 x 12'9 (2.95m x 3.89m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Bedroom Three

7'10 x 9 (2.39m x 2.74m)

Rear facing uPVC double glazed window, radiator, power points and a central ceiling light



Bathroom

5'11 x 5'4 (1.80m x 1.63m)

Partially tiled with a 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 Garden

An enclosed private garden with lawn.



Front Garden/Driveway

Driveway, footpath to the front door and lawned area

Alternative Views



Alternative views



Tenure - Freehold
Council Tax - Bolton Band A