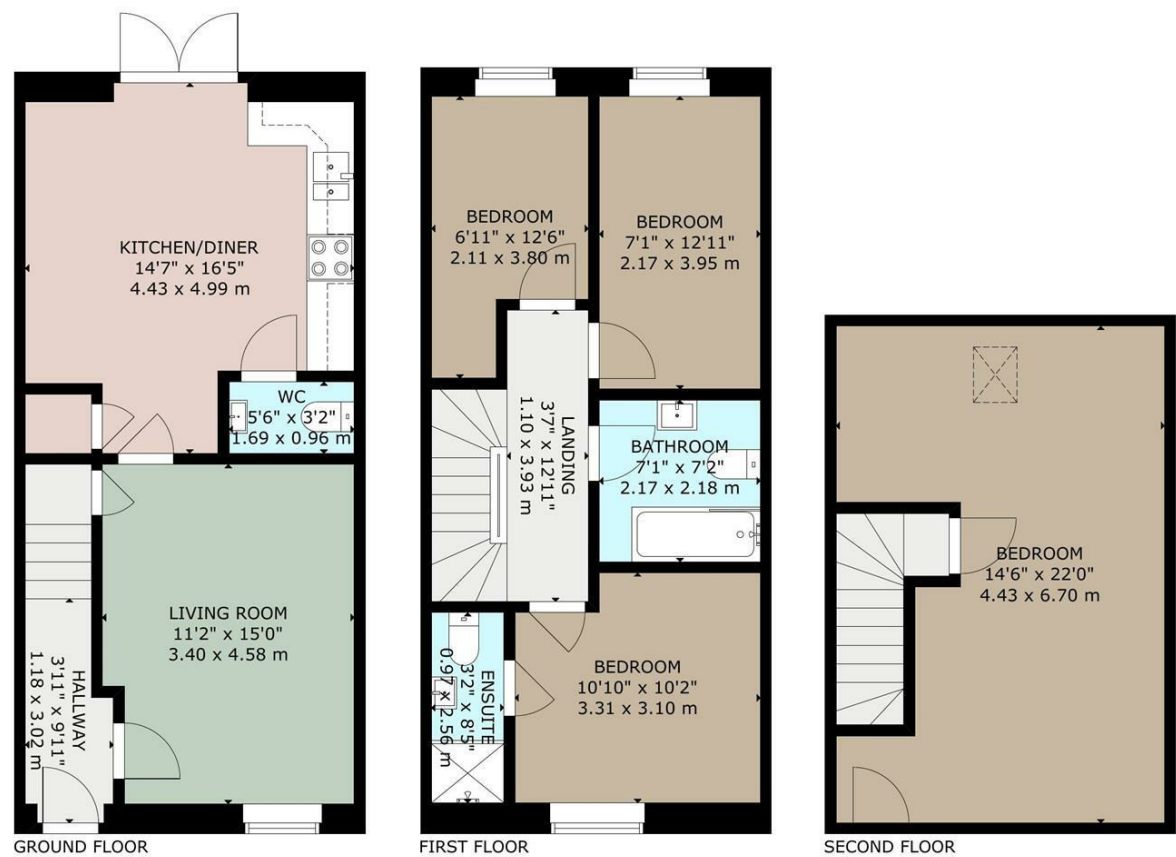




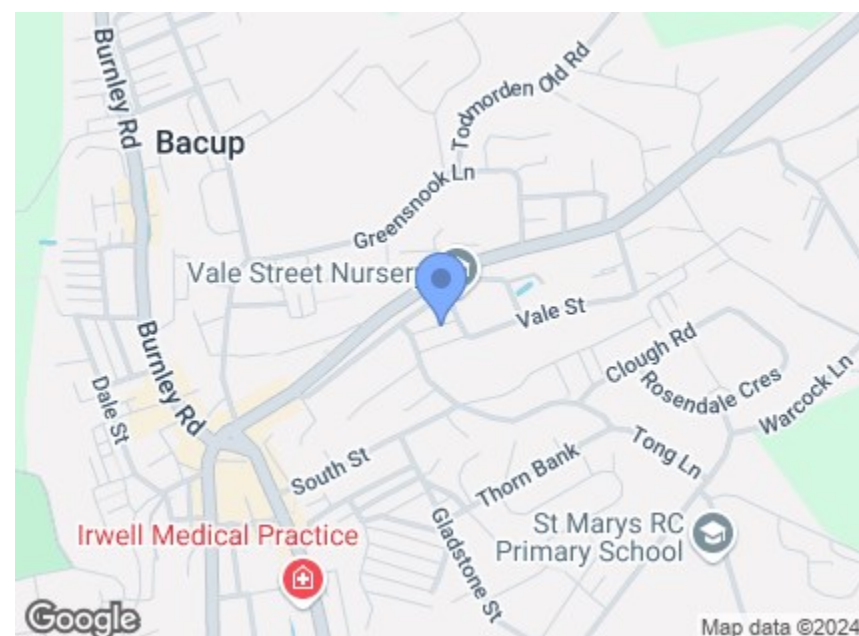
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 115 m<sup>2</sup>/1,243 sq.ft  
GROUND FLOOR: 43 m<sup>2</sup>/462 sq.ft, FIRST FLOOR: 43 m<sup>2</sup>/464 sq.ft, SECOND FLOOR: 29 m<sup>2</sup>/317 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

At the roundabout, take the 1st exit for a56 Keep right to get onto A682 / Edenfield Interchange At the roundabout, take the 1st exit for A681 / Bacup Road Turn right onto Hammerton Green, then left, then bear right onto Spring Gardens

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	95	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**18 Vale Mews**  
Reed Street, Bacup, OL13 9FP  
**Price guide £230,000**



- Immaculate Four Bedroomed Townhouse, Set Over Three Levels
- Fully Modernised & Finished To A High Standard Throughout
- Sold With No Chain
- Open Plan Modern Fitted Kitchen & Diner
- Set In A Quiet & Well Sought After Location
- Private Garden With Decking Area & Driveway Parking
- Located Close To Local Amenities & Transport Links
- A Must See!!! To Appreciate Size, Location & Finish of Property

# 18 Vale Mews

Reed Street, Bacup, OL13 9FP

\*\*\*LAST REMAINING TWO PLOTS\*\*IMMACULATE FOUR BEDROOM NEW BUILD PROPERTY\*\*FINISHED TO A HIGH STANDARD THROUGHOUT\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\*GARDEN & PARKING\*\*A MUST SEE!!!\*\*Charles Louis Homes are pleased to bring to the market this four bedroomed new build property, set over three levels. This new build family home is located in Vale Mews which is a stylish semi-rural development with 30 new build homes. This three-story home features four spacious bedrooms and 3 modern bathrooms including a family bathroom, downstairs WC and master en-suite, offering ample space for a growing family. The property includes a beautiful rear garden with a grassy area and patio decking, perfect for outdoor entertaining or relaxation. For parking, the house provides a convenient double driveway.

The surrounding town is known for its warm and friendly atmosphere, making it an ideal location for families. Residents can enjoy a variety of local amenities, including a bustling town centre filled with local traders. The area boasts a selection of butchers, green grocers, and bakers, offering fresh, high-quality produce and fostering a strong sense of community

## HALLWAY

3'11 x 9'11 (1.19m x 3.02m)  
uPVC door to front elevation, access to downstairs living accommodation, laminate wood flooring, centre ceiling light, stairs leading to first floor.

## LIVING ROOM

11'2 x 15'0 (3.40m x 4.57m)  
uPVC double glazed window with front elevation, gas central heating radiator, centre ceiling light, TV points



## OPEN PLAN KITCHEN/DINER

14'7 x 16'5 (4.45m x 5.00m)  
uPVC window to rear elevation, fitted with a range of modern wall and base units with complementary worktops, inset sink and mixer taps, four ring hob with integrated oven and extractor above, tiled splash black, space for fridge freezer and plumbing for washing machine, inset spots, tiled flooring and french doors with access to rear garden.



## ALTERNATIVE VIEW



## DOWNSTAIRS WC

5'6 x 3'2 (1.68m x 0.97m)  
Fitted with a two piece suite, comprising of low level wc and hand wash basin, centre ceiling light and gas central heating radiator.

## FIRST FLOOR LANDING

3'7 x 12'11 (1.09m x 3.94m)  
Leading off to three bedrooms, family bathroom & access to second floor

## BEDROOM ONE

10'10 x 10'2 (3.30m x 3.10m)  
uPVC double glazed window with front elevation, gas central heating radiator, centre ceiling light, with access to en-suite.



## EN SUITE

3'2 x 8'5 (0.97m x 2.57m)  
Fitted with a modern three piece suite comprising of low level WC, hand wash basin and walk in shower, fully tiled walls, tiled floor, centre ceiling light, extractor fan and radiator.

## FAMILY BATHROOM

7'1 x 7'2 (2.16m x 2.18m)  
Fitted with a modern three piece suite comprising of low level WC, hand wash basin, bath with shower and glass screen, fully tiled walls, tiled floor, centre ceiling light, extractor fan and radiator.



## BEDROOM TWO

7'1 x 12'11 (2.16m x 3.94m)  
uPVC double glazed window with rear elevation, gas central heating radiator, centre ceiling light.



## BEDROOM THREE

6'11 x 12'6 (2.11m x 3.81m)  
uPVC double glazed window with rear elevation, gas central heating radiator, centre ceiling light.



## BEDROOM FOUR

14'6 x 22'0 (4.42m x 6.71m)  
Velux window to rear elevation with inset spots, gas central heating radiator, centre ceiling light



## REAR GARDEN

Private Two Tiered garden with patio below and stairs leading to lawned area.



Tenure - FREEHOLD  
Council Tax Band - C