

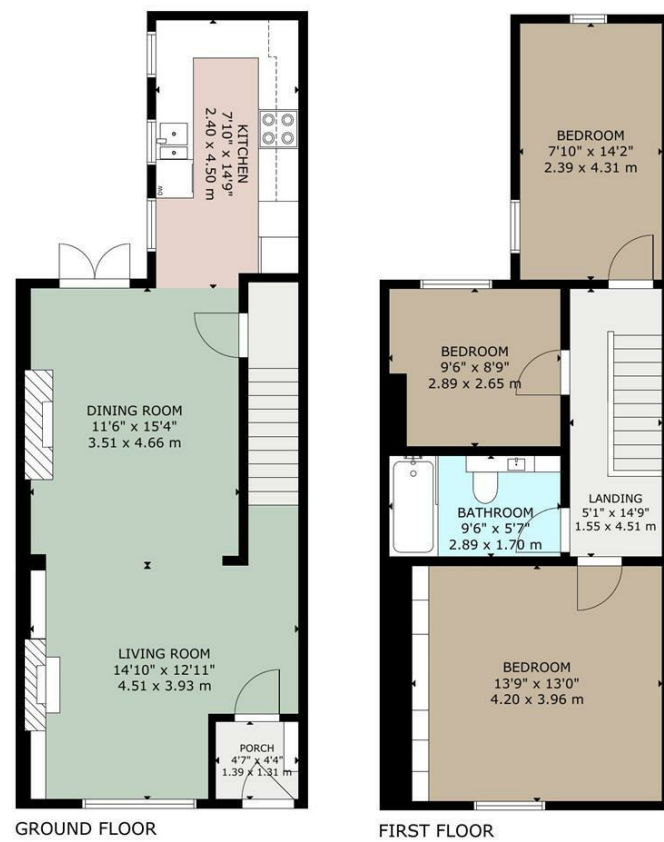


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

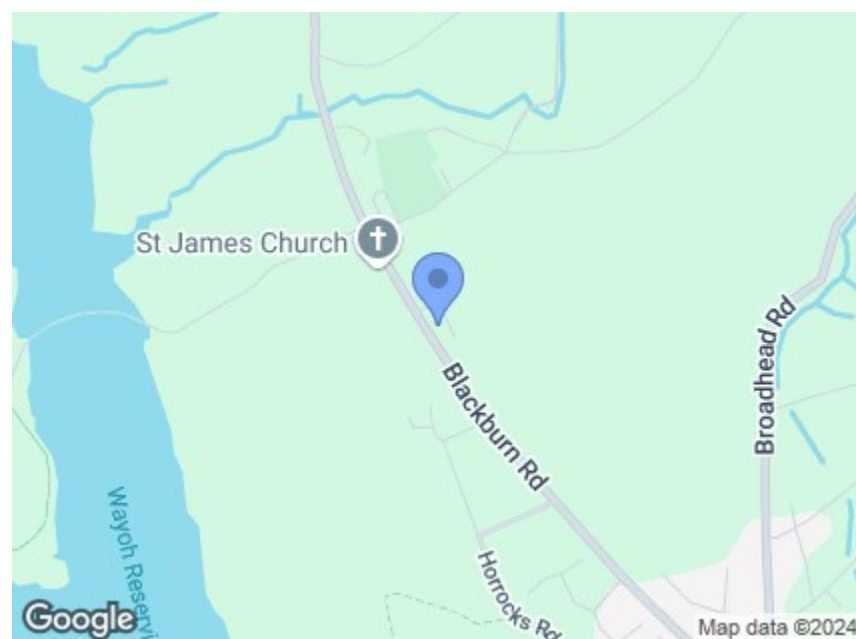
# CHARLES LOUIS

HOMES LIMITED

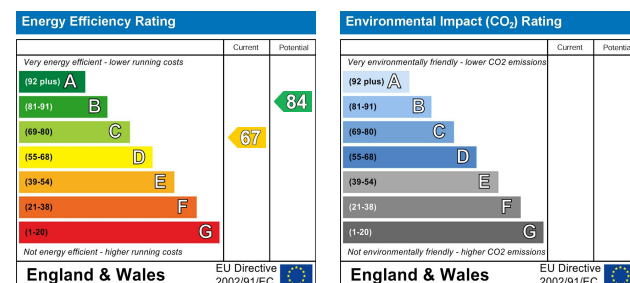
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GROSS INTERNAL AREA  
TOTAL: 97 m<sup>2</sup>/1,042 sq ft  
GROUND FLOOR: 48 m<sup>2</sup>/519 sq ft, FIRST FLOOR: 49 m<sup>2</sup>/523 sq ft  
EXCLUDED AREAS: PORCH: 2 m<sup>2</sup>/20 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions



282 Blackburn Road  
Turton, Bolton, BL7 0PL

Offers over £290,000



- Immaculate Three Bedroom Mid Terraced Property
- Situated In A Quiet & Well Sought After Location
- Open Plan Modern Fitted Kitchen, Dining Area & Lounge
- Close To Local Amenities, Countryside Walks & Parks
- Stunning Views Over Surrounding Countryside.
- Gas Central Heating & Double Glazing Throughout
- Private Enclosed Decked Courtyard, With Bar
- A Must See!!! To Appreciate Size, Finish & Location of Property



# 282 Blackburn Road

## Turton, Bolton, BL7 0PL

\*\*\*IMMACULATE & BEAUTIFULLY PRESENTED THREE BEDROOMED MID TERRACED PROPERTY\*\*MODERNISED THROUGHOUT\*\*STUNNING COUNTRYSIDE VIEWS\*\*LOCATED IN A QUIET, WELL SOUGHT AFTER AREA\*\*Charles Louis Homes are pleased to bring to the market this immaculate mid-terraced three bedroomed property, located in a well sought after area in Edgworth. The property has undergone some modern renovations, featuring stylish wood cladding throughout the interior. The property benefits from open plan living accommodation downstairs, with lounge, dining area and modern fitted kitchen, ideal for entertaining. To the first floor are three bedrooms and family bathroom.

The property offers stunning countryside views to front and rear, with a private decked courtyard and outside bar, perfect for entertaining. While the property does not include parking on the deeds, there is convenient access to a nearby parking space.

Located in a convenient area with easy access to local amenities, this home is perfect for those looking for a comfortable and modern living space. A Must See!!!

### Porch

4'7" x 4'3" (1.40m x 1.30m)  
uPVC door to front elevation, laminate wood herringbone flooring, centre ceiling light, alarm, dado rail, leading into downstairs accommodation.

### Open Plan Lounge

14'10" x 12'11" (4.52m x 3.94m)  
uPVC double glazed window to front elevation with countryside views, with gas log burner, inset dimmer spot lights, laminate wood herringbone flooring, wood cladding walls with fitted matching storage cupboards, modern radiator, power points, access to first floor and open plan to dining area.



### Alternative View

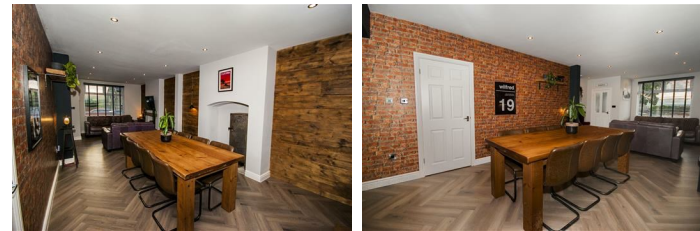


### Open Plan Dining Area

11'6" x 15'4" (3.51m x 4.67m)  
French patio doors leading out to decked garden and bar, inset dimmer spot lights, laminate laminate herringbone flooring, wood cladding walls, modern radiator, understairs storage, power points and access to kitchen.



### Alternative View



### Open Plan Kitchen

7'10" x 14'9" (2.39m x 4.50m)  
Three uPVC double glazed windows to side elevation, fitted with a range of modern wall and base units with contrasting worktops, inset one & half sink with mixer tap, hot water tap, four ring induction hob with modern extractor above, integrated AEG oven and grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, laminate wood herringbone flooring with underfloor heating, inset dimmer spot lights, down lights and access to dining area.



### First Floor Landing

5'1" x 14'9" (1.55m x 4.50m)  
Leading off to three bedrooms and family bathroom, feature centre ceiling light, gas central heating radiator and access to loft.

### Master Bedroom

13'9" x 13'0" (4.19m x 3.96m)  
Two uPVC double glazed windows to front elevation with countryside views, inset spot lights, fitted wardrobes, gas central heating radiator and power points



### Alternative View



### Family Bathroom

9'6" x 8'9" (2.90m x 2.67m)  
Fitted with a modern three piece suite, comprising of 'p' bath with overhead shower and glass screen, low level WC, hand wash basin with vanity units, extractor, heated towel rail, mirror with lighting, fully tiled floor and partly tiled walls, inset spot lights,



### Bedroom Two

9'6" x 8'9" (2.90m x 2.67m)  
uPVC double glazed window with rear elevation with stunning countryside views, laminate wood flooring, centre ceiling lighting, gas central heating radiator and power points

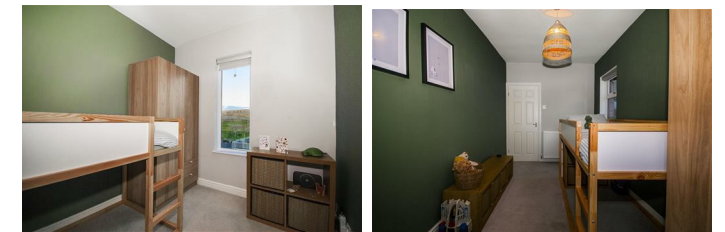


### Bedroom Three

7'10" x 14'2" (2.39m x 4.32m)  
Two uPVC double glazed windows with side and rear elevation with countryside views, carpet flooring, centre ceiling light, gas central heating radiator and power points.

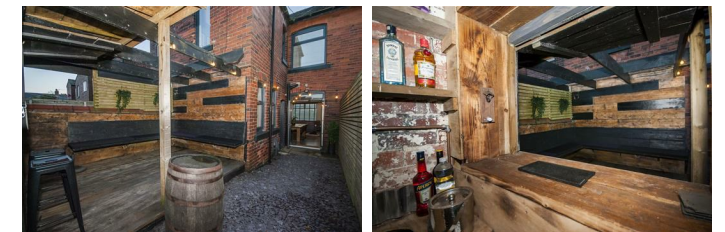


### Alternative View

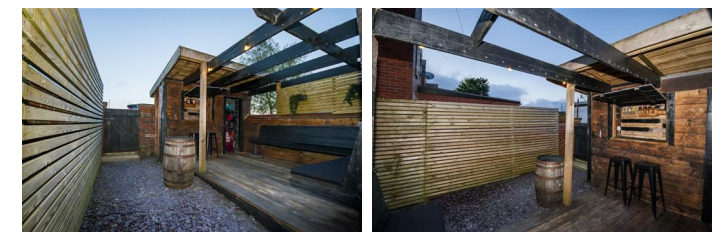


### Rear Courtyard

Private yard to rear with slat fencing and decked social area, outside bar with electric points x 2, hot & cold water tap, lighting and gate to rear for parking space and additional garden area which is rented for £150pa. There is also a parking space (not on deeds) to the rear.



### Alternative View



### Front External

Set behind dwarf wall with gate access and path leading to front door, seating area with countryside views, outside light and slat fencing

Council Tax Band - C  
Tenure - Freehold