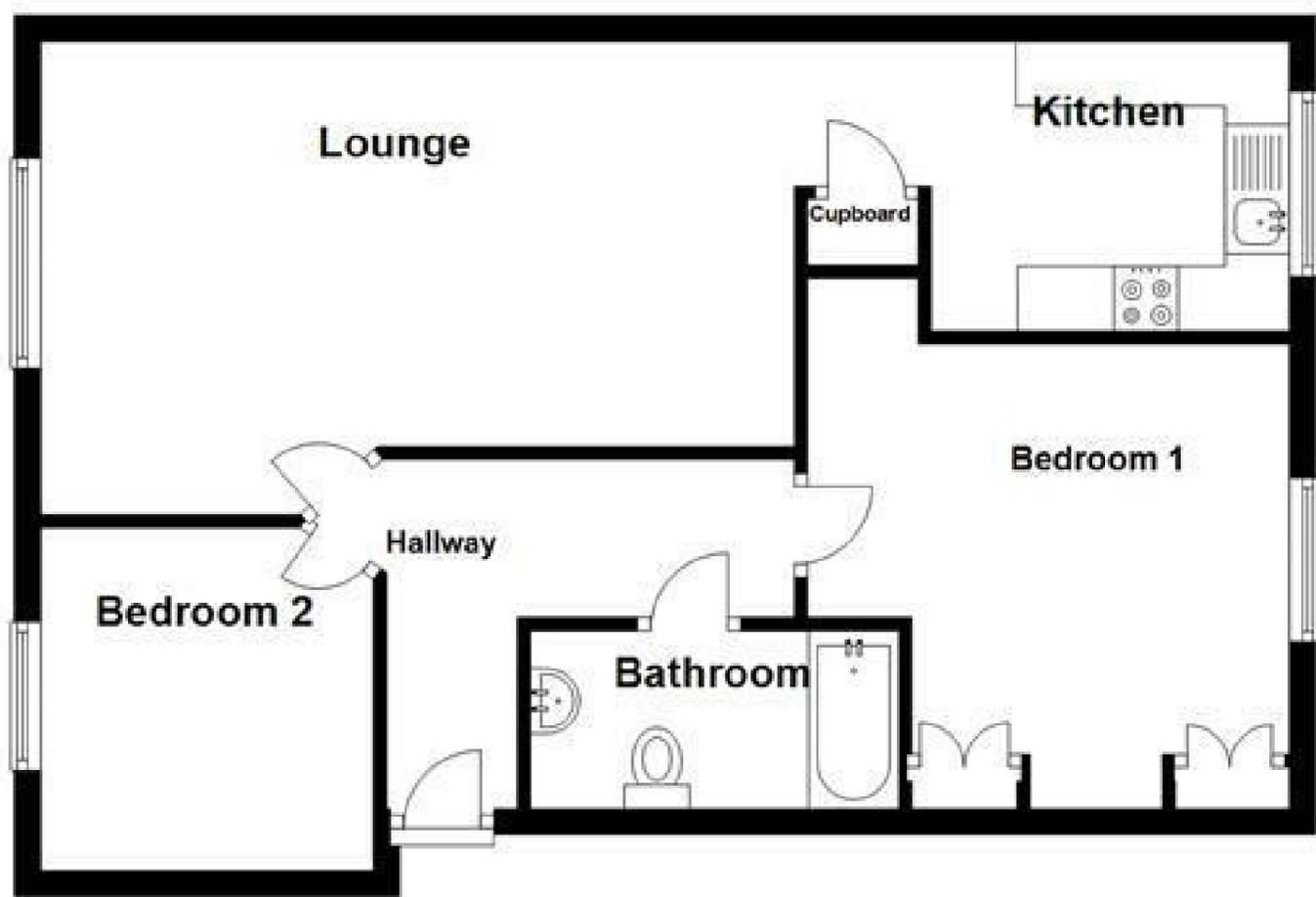


Ground Floor



Charles Louis Homes Ltd
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CHARLES LOUIS

HOMES LIMITED

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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
67	81	D	B
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

43 Sunningdale Court

Little Lever, Bolton, BL3 1LZ

£850



- Modern and Spacious Apartment
- Lounge and Separate Fitted Kitchen
- Allocated Parking Space

- Popular Residential Development
- Two Double Bedrooms
- Available Late March

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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43 Sunningdale Court

Little Lever, Bolton, BL3 1LZ

Charles Louis are pleased to present to let this spacious and light second floor apartment in a popular residential development in Little Lever, close to all the amenities.

Offered unfurnished and ready to occupy early September, this well presented apartment comprises entrance hall with intercom entry system, a good size lounge, fully fitted kitchen with appliances, master bedroom with fitted wardrobes, second double bedroom & bathroom fitted with a three piece suite in white and shower over the bath.

This modern apartment also benefits from having an allocated parking space with gated access.

Entrance Hall

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With direct access to the lift, intercom phone entry and an electric heater.

Lounge

17'55 x 12' (5.18m x 3.66m)
With a rear facing UPVC double glazed window, TV and satellite points, a large electric heater and and smaller electric heater along the walls, telephone and power points.



Alternate View



Kitchen

12'24 x 7'4 (3.66m x 2.24m)
With a front facing UPVC double glazed window, tiled flooring, electric heater and hot water system. Range of wall and base units with contrasting work surfaces, inset sink and drainer unit, With built in electric hob and oven, plumbing for washing machine (washing machine included) and space for a fridge/freezer.



Master Bedroom

12'24 x 11.81 (3.66m x 3.35m.24.69m)
With a front facing UPVC double glazed window, built in wardrobes and dressing area. Electric heater, TV point, telephone point and power points.



Bedroom two

8'89 x 8'47 (2.44m x 2.44m)
With a rear facing UPVC double glazed window, electric heater and power points.



Bathroom

6'81 x 5'47 (1.83m x 1.52m)
Partly tiled with laminate wood-effect flooring. Shaver point and extractor fan, three piece bathroom suite comprising panel enclosed bath with power shower, low flush WC and hand wash basin with pedestal.



Parking

Allocated parking space

