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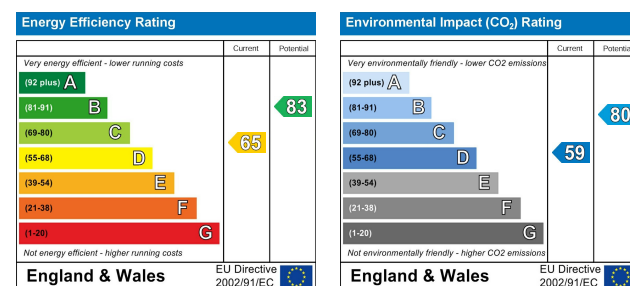
# CHARLES LOUIS

HOMES LIMITED

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Directions



440 Heywood Old Road  
Middleton, Manchester, M24 4SB

Guide price £180,000



- Three Bedrooms
- Four Piece Suite Bathroom
- Kitchen & Dining Room
- Close to Local Amenities

- Extended Semi Detached House
- Delightful Rural Views
- Driveway Parking & Garage
- Viewing essential to Appreciate Property

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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# 440 Heywood Old Road Middleton, Manchester, M24 4SB

Charles Louis are pleased to bring to the market this well presented Three Bed Extended Semi Detached Property, overlooking the open fields. The property in brief comprises of entrance porch, lounge, open plan kitchen and dining room. To the first floor, there are three bedrooms and four piece family bathroom. The property benefits from gas central heating and uPVC double glazing throughout. To the front of the property there is a garden and driveway with an enclosed lawned area with plants and shrubs to the rear. Viewing is essential to appreciate the property.

## Hallway

Enclosed Porch leading to hallway with understairs storage, GCH radiator and stairs leading to first floor.

## Lounge

12'5" x 11'5" (3.8 x 3.5)

uPVC bay fronted window to front elevation, coved ceiling, GCH radiator, centre ceiling light, laminated wooden floor, access to dining room through sliding doors



## Dining Room

12'5" x 10'9" (3.8 x 3.3)

Coved ceiling, laminate wooden flooring with open plan to small seating area to rear of property



## Sitting Area

11'9" x 10'9" (3.6 x 3.3)

Laminate wooden flooring, GCH radiator, open plan archway from dining area and access to rear garden through sliding patio glass doors



## Kitchen

16'0" x 6'10" (4.9 x 2.1)

uPVC window to rear and side elevation, uPVC door to rear garden and driveway, range of wall and base units with stainless steel sink, space for cooker and hob, wall mounted boiler, space and plumbing for washing machine, coving and centre ceiling light.



## Bedroom One

12'5" x 9'6" (3.8 x 2.9)

uPVC Bay window to front elevation, fitted wardrobes, GCH radiator and centre ceiling light.



## Bedroom Two

12'5" x 11'1" (3.8 x 3.4)

uPVC window to rear elevation, fitted wardrobes, centre ceiling light and GCH radiator.



## Bedroom Three

6'2" x 5'10" (1.9 x 1.8)

uPVC window to front elevation, centre ceiling light, GCH radiator.

## Bathroom

uPVC window to rear elevation, Four Piece suite in white, comprising of bath, walk in thermostatic shower, vanity washbasin with storage below, low level wc, heated towel rail, part tiled walls and laminate wooden flooring



## Front External

Lawned area set behind dwarf wall, driveway parking for minimum of two vehicles, pathway and access to rear garden

## Rear Garden

Enclosed garden mainly lawned with shrubberies and trees. Garage to rear of property.

