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**Ground Floor**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	81		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

**18 Cravenwood Rise**  
Westhoughton, Bolton, BL5 3ZR

**Price guide £110,000**



- Well Presented Apartment On Second Floor
- Two Double Bedrooms, One With En-Suite
- Ideal For First Time Buyers/Investors Alike
- Fitted Kitchen With Integrated Appliances
- Modern Fitted Bathroom & En-Suite With Master Bedroom
- Located Close To Local Amenities & Transport Links
- Allocated Parking Space & Visitors Parking
- Viewing Essential To Appreciate Size & Location

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.

# 18 Cravenwood Rise

## Westhoughton, Bolton, BL5 3ZR

A MUST SEE!!\*\*WELL PRESENTED, TWO BEDROOM SECOND FLOOR APARTMENT\*\*IDEAL FOR FIRST TIME BUYERS & INVESTORS\*\* Charles Louis Homes are pleased to bring to the market this well presented two double bedroom apartment located on the second floor in a desirable location, close to local amenities and transport links. The property in brief comprises of entrance hallway, lounge, kitchen, mater bedroom with en-suite, bedroom two and separate bathroom. The property has double glazing and heating throughout and is ideal for first time buyers or investors alike. There is allocated parking and intercom for access. A Must See!!! To appreciate size and location of property.

### Entrance

Communal entrance area with intercom system, stairs leading to all floors.

### Entrance Hallway

Electric radiator, wall mounted entrance intercom/handset, two storage cupboards, doors leading off to bedrooms kitchen, lounge and bathroom.

### Lounge

14'2 x 14'3 (4.32m x 4.34m)

uPVC double glazed windows to side and rear elevations, wall mounted electric heater, TV point, centre ceiling light



### Alternative View



### Kitchen

11 x 5'9 (3.35m x 1.75m)

uPVC double glazed window to side elevation, fitted with a range of wall and base units, with inset sink and mixer tap, built in oven and four ring hob with extractor fan above, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted electric heater, tiled floor, down lights to ceiling.



### Master Bedroom

10'5 x 8'8 (3.18m x 2.64m)

uPVC double glazed window to side elevation, wall mounted electric heater, fitted wardrobes, centre ceiling light, access to en-suite



### En-Suite

8'1 x 5'1 (2.46m x 1.55m)

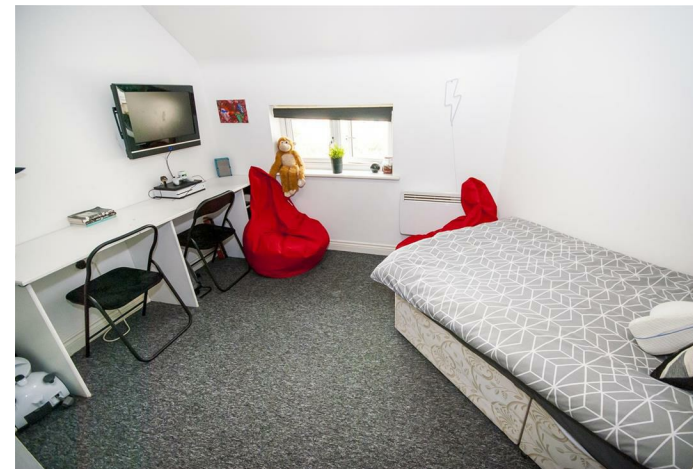
Fitted with a three piece suite, comprising of low level wc, hand wash basin, walk in electric shower, built in cupboard space, part tiled walls, tiled floor, chrome heated towel rail, down lights in ceiling, wall mounted extractor fan.



### Bedroom Two

10'1 x 13'7 max (3.07m x 4.14m max)

uPVC window to front elevation, wall mounted electric heater, centre ceiling light



### Bathroom

6'7 x 6'8 (2.01m x 2.03m)

Fitted with a three piece suite, comprising of low level wc, hand wash basin and vanity units, bath, tiled floor, part tiled walls, chrome heated towel rail, down lights in ceiling



### External

Enclosed with metal fence with allocated parking, with laid to lawn areas and mature trees and bushes



### Alternative View

