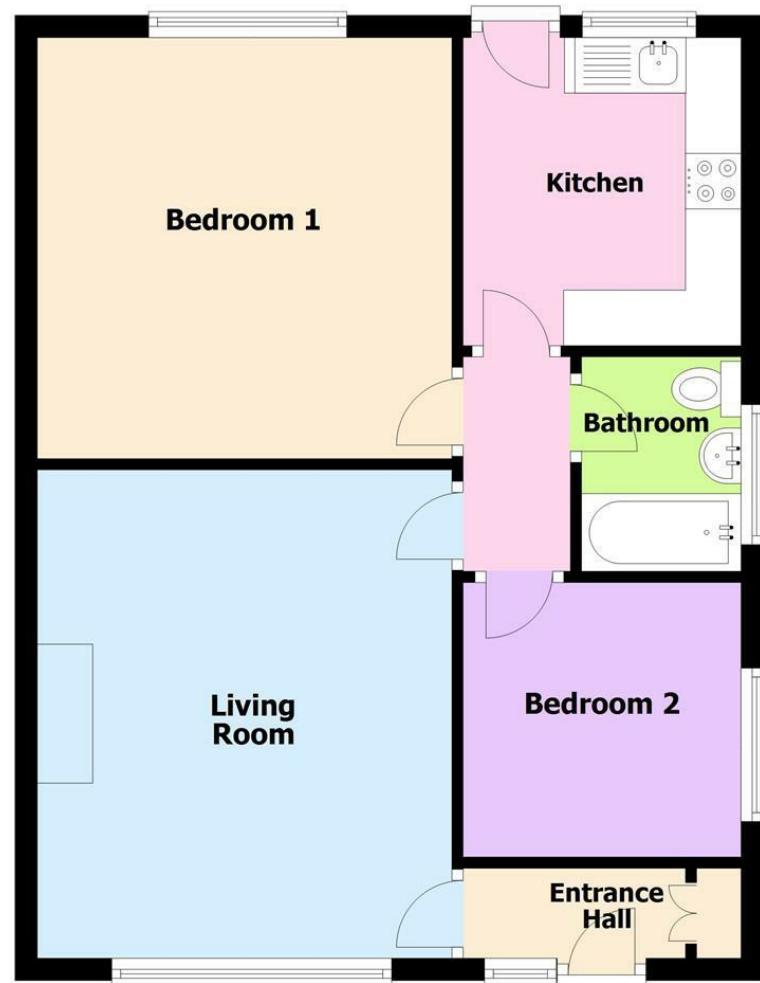


Ground Floor



Directions

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



3 Brantfell Grove

, Bolton, BL2 5LY

£650 Per month



- Two Bedroom Semi Detached Bungalow
- Spacious Living Accommodation
- Garage & Driveway Parking
- Offered Unfurnished
- Set In A Quiet Cul De Sac Location
- Gardens To Front & Rear
- Available Now
- Early Enquiry Recommended

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

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

3 Brantfell Grove

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TWO BEDROOM SEMI DETACHED BUNGALOW**SET IN A CUL DE SAC LOCATION**DRIVEWAY PARKING & GARAGE**Charles Louis are pleased to bring to the market this two bedroom semi detached bungalow, set in a cul de sac location. The property in brief comprises entrance vestibule, lounge, kitchen, bedroom one, two and bathroom. The property benefits from gas central heating and double glazing and has gardens to front and rear with garage and driveway parking. Early viewing is strongly recommended.

Entrance Hallway

uPVC door to front elevation, centre ceiling light, storage cupboard, access to living accommodation.

Living Room

16'57 x 11'57 (4.88m x 3.35m)

uPVC window to front elevation, fire with marble surround, centre ceiling light, gas central heating radiator.



Kitchen

8'71 x 9'10 (2.44m x 3.00m)

uPVC window to rear elevation, fitted with a range of wall and base units, inset sink with mixer tap and laminate worktops, four ring hob and oven with extractor fan, space for fridge freezer and washing machine, laminate flooring and centre ceiling light, access to rear garden.



Bedroom One

11'4 x 12'48 (3.45m x 3.66m)

uPVC window to rear elevation, fitted wardrobes, gas central heating radiator, centre ceiling light



Bedroom Two

8'7 x 9'17 (2.62m x 2.74m)

uPVC window to side elevation, centre ceiling light, gas central heating radiator.



Bathroom

6'2 x 5'7 (1.88m x 1.70m)

uPVC frosted window to side elevation, fitted with a three piece suite comprising of low level wc, hand wash basin, bath and electric shower above, centre ceiling light, gas central heating radiator.



Rear Garden

Patio and steps leading to lawned area with shrubs and bushes gated access with garage.



Front External

Set behind the dwarf wall with lawned area, pathway to front door and driveway parking.