

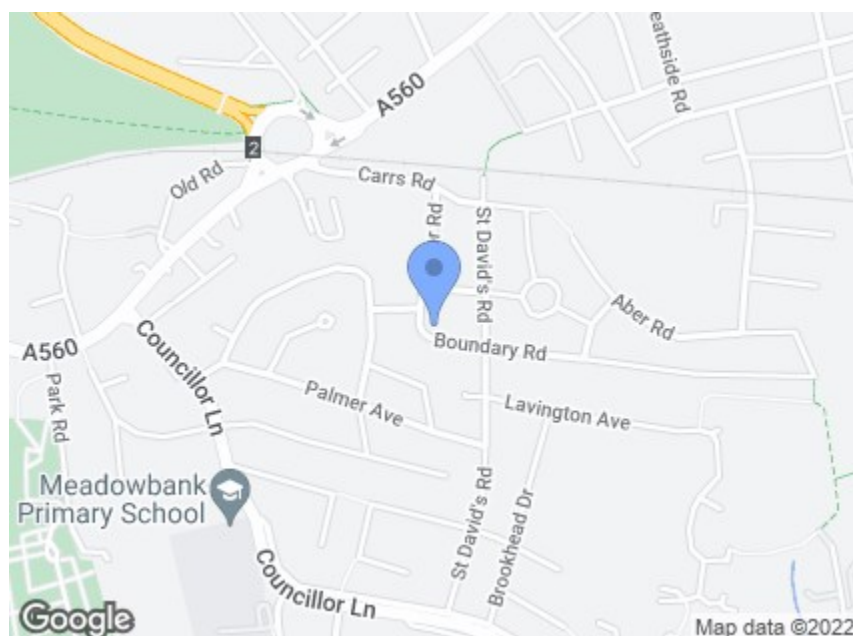


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**CHARLES LOUIS**

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**Directions**

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

**Plot 1, St. Philips Close Boundary Road**  
Cheadle, SK8 2EP

**Price guide £420,000**



- Four Bedroom Detached New Build Property
- Sold With No Chain
- Two Bathrooms & Downstairs WC
- Driveway Parking for Minimum Two Vehicles
- Set In A Cul De Sac Location
- Open Plan Kitchen/Diner & Family Room
- Gardens To Front & Rear
- A Must See!! Viewing Essential To Appreciate Size & Location

# Plot 1, St. Philips Close Boundary Road

, Cheadle, SK8 2EP

## Entrance Hallway

st. ph

## Open Plan Kitchen/Dining & Family Room

19'1 max x 22'6 max (5.82m max x 6.86m max)

Bi-folding doors to rear elevation, overlooking and opening into garden. Fitted with a range of modern wall and base units, quartz worktops with inset sink and mixer tap, five ring gas hob with extractor above, splash back tiles, integrated fridge freezer, dishwasher and washing machine, integrated oven and microwave, laminate flooring, inset spots and gas central heating radiators, leading off to living accommodation and downstairs wc.

## Living Area

uPVC window to front elevation with open plan living to kitchen/dining area, laminate flooring, gas central heating radiator, inset s;pot

## Downstairs WC

3'5 x 3'7 (1.04m x 1.09m)

Fitted with a two piece suite, comprising of low level wc and hand wash basin, tiled floor and part tiled walls, inset spots and heated towel rail.

## First Floor

Leading off to Bedrooms one, two and family bathroom and stairs to second floor.

## Bedroom One

19'1 x 12'5 max (5.82m x 3.78m max)

uPVC window to rear elevation, inset spots, gas central heating radiator.

## Bedroom Two

11'5 x 11'3 (3.48m x 3.43m)

uPVC window to front elevation, inset spots, gas central heating radiator.

## Family Bathroom

7'0 x 6'5 (2.13m x 1.96m)

uPVC window to front elevation, fitted with a modern four piece suite, comprising of low level wc, hand wash basin, bath and walk in shower, tiled floor, tiled walls, inset spots, heated towel rail.

## Second Floor

Leading off to Bedroom three, four and shower room.

## Bedroom Three

19'1 x 12'7 max (5.82m x 3.84m max)

uPVC window to rear elevation, inset spots, gas central heating radiator.

## Bedroom Four

11'4 x 11'1 (3.45m x 3.38m)

uPVC velux window to front elevation, inset spots, gas central heating radiator.

## Shower Room

7'3 x 4'5 (2.21m x 1.35m)

uPVC velux window to front elevation, fitted with a modern three piece suite, comprising of low level wc, hand wash basin, walk in shower, tiled floor, part tiled walls, inset spots, heated towel rail.

## Rear Garden

Private garden to rear elevation, enclosed with wooden panel fencing, flagged patio area leading off to lawn.

## External

Pathway leading to front door with two allocated parking spaces.