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33 Leigh Close
Tottington, Bury, BL8 4HL

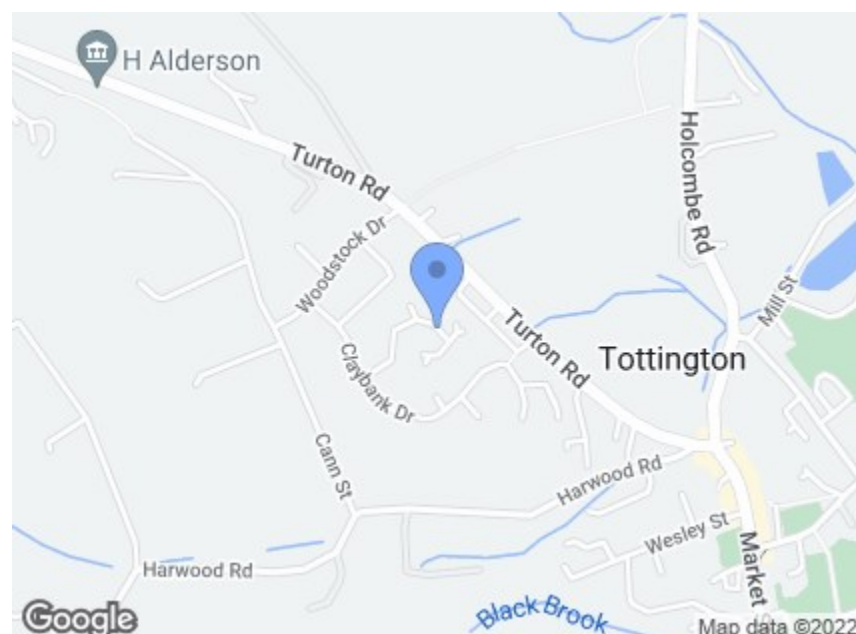
Offers in the region of £425,000



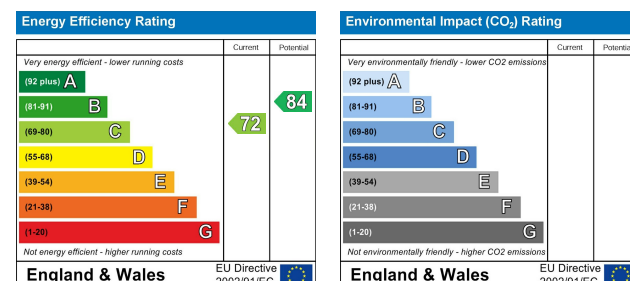
- Well Presented Four Bedroom Detached House
- Sold With No Chain
- Modern Fitted Family Bathroom, En-Suite & Downstairs WC
- Double Garage & Ample Driveway Parking
- Set Within A Well Established Cul-De-Sac
- Two Reception Rooms & Conservatory
- Well Proportioned Plot With Garden To Front & Rear
- A Must See!! Viewing Is Essential In Order To Appreciate Plot Size & Location



GROSS INTERNAL AREA
TOTAL: 1,453 sq ft/ 135 m²
FLOOR 1: 847 sq ft/ 79 m², FLOOR 2: 606 sq ft/ 56 m²
GARAGE: 281 sq ft/ 26 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions



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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A MUST SEE!!!**SOLD WITH NO CHAIN**STUNNING VIEWS TO FRONT AND REAR**IMMACULATE DETACHED PROPERTY SITUATED AT THE END OF A CUL-DE-SAC**FANTASTIC FAMILY HOME Charles Louis Homes are pleased to bring to the market this well presented four bedroom detached house. The property is in an ideal location to offer easy access to the local schools and amenities. The property in brief comprises of entrance hallway, lounge, dining room, conservatory leading to rear garden, kitchen/breakfast area overlooking the garden with utility room and downstairs WC. From the entrance hallway, the staircase leads up to first floor where you will find the Master bedroom with en-suite, Bedroom two, three and four and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers a double garage and driveway parking for up to four vehicles. The gardens are well maintained and surround the property with panoramic views. Viewing is a must and is essential to appreciate the charm, location and size of this property.

Entrance Hallway

10'3 x 6'8 (3.12m x 2.03m)
uPVC window to front elevation and wooden door, wooden flooring, gas central heating radiator, centre ceiling light, access to the first floor and downstairs accommodation.

Downstairs WC

3'4 x 5'1 (1.02m x 1.55m)
uPVC frosted window to side elevation, fitted with a two piece suite, comprising of modern fitted hand wash basin with storage units below, low level wc, Palio Clic flooring, matt black heated towel rail, part tiled walls, centre ceiling light.

Living Room

17'2 x 11'8 (5.23m x 3.56m)
uPVC window to front elevation, stone fire surround and hearth with multi fuel log burner, wooden flooring, centre ceiling light, coving, gas central heating radiator.



Alternative View



Kitchen/Breakfast Room

13'10 x 11'11 (4.22m x 3.63m)
uPVC window to rear elevation overlooking the garden, fitted with a range of wall and base units with under cupboard lighting, inset sink and drainer with mixer tap, laminate worktops and splash back tiles, 4 ring gas hob, integrated oven, space for fridge freezer, space for dishwasher, tiled floor, centre ceiling light, gas central heating radiator, access to utility room.



Utility Room

8'9 x 5'0 (2.67m x 1.52m)
uPVC window to side elevation and door leading out to garden, fitted with base units, inset sink and drainer with mixer tap, space for washing machine, space for dryer, boiler, gas central heating radiator, centre ceiling light, tiled floor.

Dining Room

10'8 x 11'8 (3.25m x 3.56m)
uPVC double doors leading into conservatory and overlooks the garden, coving, gas central heating radiator, centre ceiling light.



Conservatory

14'9 x 14'4 (4.50m x 4.37m)
uPVC windows to rear elevation overlooking the garden with french doors leading out to garden, wall mounted electric heater, tiled floor and lighting.



First Floor Landing

Leading off the master bedroom with en-suite, Bedrooms two three and four and family bathroom, airing cupboard, Loft space partly boarded with light

Family Bathroom

6'10 x 8'7 (2.08m x 2.62m)
uPVC frosted window to side elevation, fitted with a three piece suite, comprising of a modern fitted low level wc, hand wash basin with storage unit below, double walk in shower with detachable shower head, fully tiled walls and floor, inset spots, chrome heated towel rail.



Master Bedroom

15'7 x 11'10 (4.75m x 3.61m)
uPVC window to front elevation with view of the cul de sac, wood flooring, coving, gas central heating radiator, centre ceiling light, access to en-suite



En-Suite

4'9 x 8'7 (1.45m x 2.62m)
uPVC frosted window to front elevation, fitted with a three piece suite, comprising of low level wc, hand wash basin and walk in shower, modern fitted radiator, tiled floor, part tiled walls, inset spots.

Bedroom Two

11'8 x 8'7 (3.56m x 2.62m)
uPVC window to rear elevation with panoramic views, fitted wardrobes, centre ceiling light, coving, gas central heating radiator.



Bedroom Three/Office

8'5 x 6'5 (2.57m x 1.96m)
uPVC window to rear elevation with panoramic views, fitted wardrobes and drawers, centre ceiling light, coving, gas central heating radiator.

Bedroom Four

8'5 x 8'3 (2.57m x 2.51m)
uPVC window to rear elevation with panoramic views, wooden flooring, fitted wardrobes, centre ceiling light, coving, gas central heating radiator.



Double Garage

Electric door with outdoor light, power and lighting

Rear Garden

Private garden enclosed with wooden fencing, outside flood light, flagged patio area with steps leading to lawn with mature shrubs and bushes.

Front External

Tarmac driveway with parking for up to four vehicles, pathway to front door and lawned area with mature bushes. Property is alarmed