



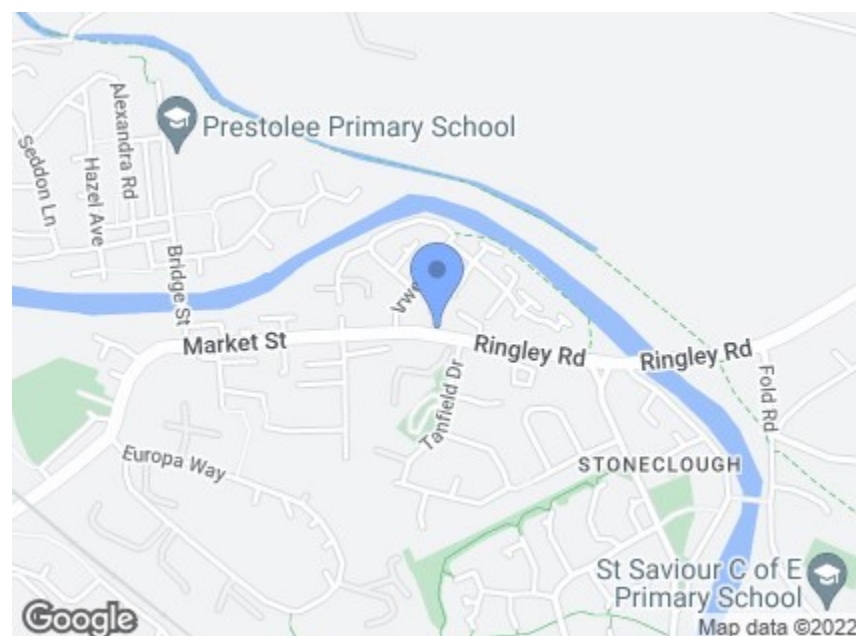
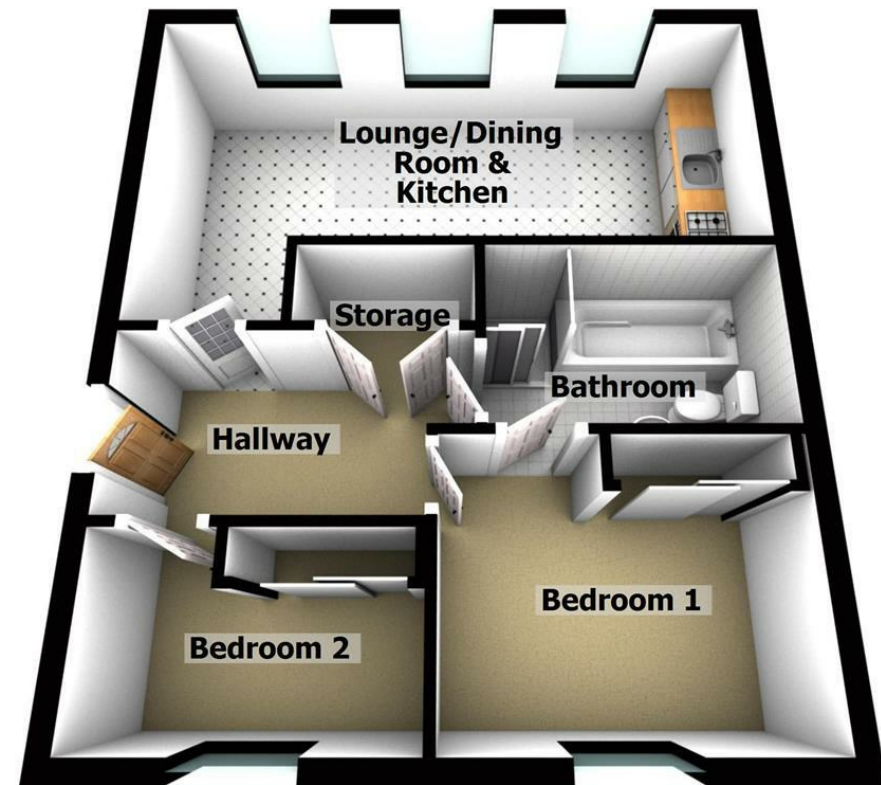
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Ground Floor



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	

Apartment 10 Mill Court Drive

Radcliffe, Manchester, M26 1PY

Offers over £130,000



- Well Presented First Floor Apartment
- Open plan Living room and Kitchen/Diner
- Allocated & Visitors Parking With Communal Gardens
- Close to local amenities and transport links
- Sold with NO CHAIN
- Ideal for First Time Buyers or Investors
- Two Double Bedrooms with Jack and Jill Bathroom
- A MUST SEE! To Appreciate the Charm and 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.

Apartment 10 Mill Court Drive Radcliffe, Manchester, M26 1PY

A MUST SEE!SOLD WITH NO CHAIN**TWO BEDROOM FIRST FLOOR APARTMENT**SET IN A DESIRABLE LOCATION**VIEWING IS HIGHLY RECOMMENDED***Charles Louis homes are pleased to bring to the market this two Double Bedroom 1st Floor Apartment, located in close proximity to river and park and set within a well established residential estate. The property in brief comprises of a communal hallway leading to a 1st floor, access to inner hallway. From the inner hallway there is a storage cupboard, open plan living/dining and modern fitted kitchen with integral appliances, modern 4 piece Jack and Jill bathroom and two double bedrooms. The property benefits from Electric Heating, Double Glazing and Allocated Parking. The property is ideal for 1st time buyers and investors.

Hallway

Fire door to side elevation. Access to living room accommodation, central ceiling light. Storage cupboard with water tank and boiler housing.

Open Plan Living Room & Kitchen

12'5 x 19'6 (3.78m x 5.94m)

3 UPVC windows to front elevation, fitted with a range of wall and base units, inset sink with a mixer tap, induction 4 ring hob with extractor, integrated oven and fridge/freezer and tiled splash back, electric heaters, 2 central ceiling lights.



Alternative View



Kitchen Area



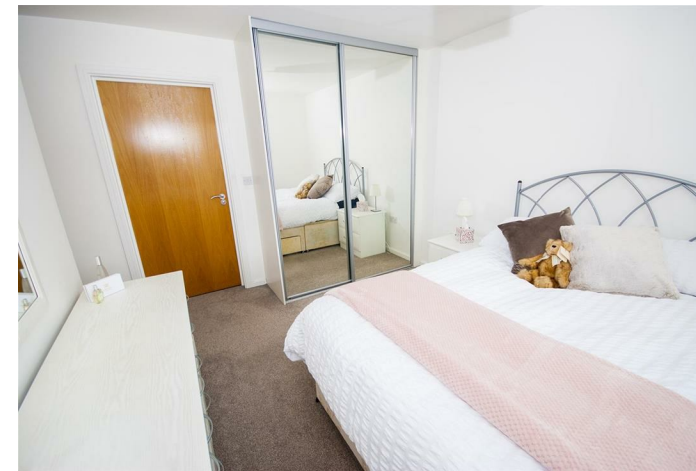
Bedroom One

9'7 x 12'8 (2.92m x 3.86m)

UPVC window to rear elevation, fitted wardrobes, central ceiling light, electric heater and access to Jack and Jill bathroom



Alternative View



Bedroom Two

9'6 x 8'9 (2.90m x 2.67m)

UPVC window to rear elevation, fitted wardrobes, central ceiling light and an electric heater



Alternative View



Jack and Jill Bathroom

6'8 x 9'7 (2.03m x 2.92m)

Fitted 4 piece bathroom suite, comprising of a low level WC, hand wash basin, bath and walk in shower, chrome heated towel rail, tiled walls with central ceiling light.



External

Communal gardens, allocated parking with visitor parking, walking distance to river and parks



Local Countryside Walks

