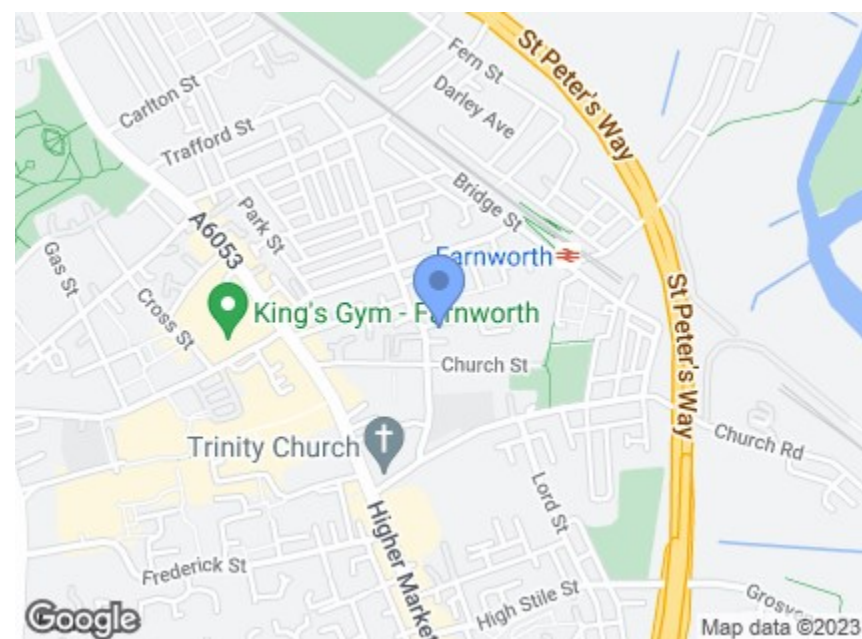
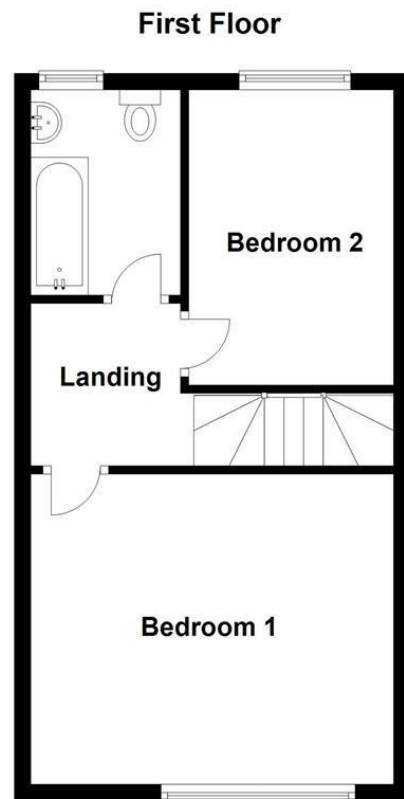
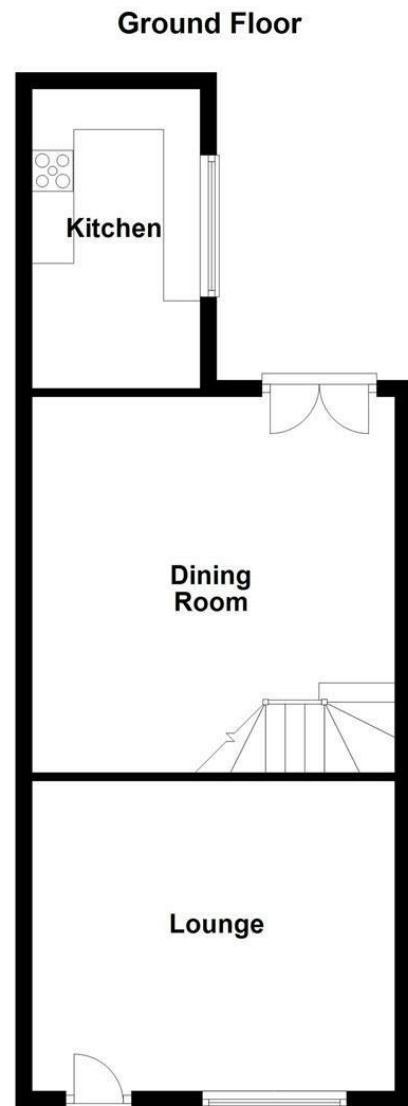




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**Directions**

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	
	77		
	59		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

**51 Lime Street**  
Farnworth, Bolton, BL4 8AF  
**£800 Per month**



- **OPEN EVENING WEDNESDAY 15TH NOVEMBER 4.45pm to 6.30pm**
- **Spacious & Well Presented Terrace**
- **Situated Close to Transport Links**
- **Lounge & Dining Room with French Doors**
- **Kitchen With Dishwasher & Range Cooker**
- **Two Double Bedrooms & Modern Bathroom**
- **UPVC Double Glazed, Gas Central Heating**
- **Council Tax Band A**

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.

# 51 Lime Street

## Farnworth, Bolton, BL4 8AF

OPEN HOUSE VIEWINGS WEDNESDAY 15TH OCTOBER  
FROM 4.45pm TO 6.30pm \*\* 51 LIME STREET, FARNWORTH,  
BL4 8AF\*\* SPACIOUS & WELL PRESENTED \*\* LOUNGE &  
DINING ROOM \*\*TWO BEDROOMS \*\*LOFT SPACE \*\*UPVC  
DOUBLE GLAZING & GAS CENTRAL HEATING \*\*AVAILABLE  
TO OCCUPY LATE NOVEMBER \*\*

Ideally situated close to transport links and local amenities, this terraced home is well appointed and offers spacious and light accommodation comprising lounge, dining room, with French doors opening out to the courtyard, fully fitted kitchen with integrated dishwasher, range cooker and plumbing for a washing machine, two double bedrooms and bathroom fitted with a three piece suite in white. The property also benefits from having a staircase leading up to a very useful loft space offering ample storage.

Available for occupation imminently, this property is likely to attract lots of interest and we recommend you enquire at your earliest opportunity.

### Lounge

14'5 x 12'5 (4.39m x 3.78m)

UPVC front entrance door opens into the lounge with a front facing UPVC picture window, wood effect flooring, feature fireplace with a marble effect hearth, wood surround and inset gas fire, radiator, TV point and power points.



### Dining Room

15' x 14'6 (4.57m x 4.42m)

With coving, wood effect flooring, radiator, power points and UPVC French doors opening out to a courtyard.



### Kitchen

12' x 6'9 (3.66m x 2.06m)

With a side facing UPVC window, wood effect flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset ceramic sink and drainer unit, integrated dishwasher, freestanding range cooker with extractor hood, and plumbing for a washing machine.



### Landing

With power points, leading to Bedrooms One and Two, and bathroom.

### Bedroom One

14'5 x 12'5 (4.39m x 3.78m)

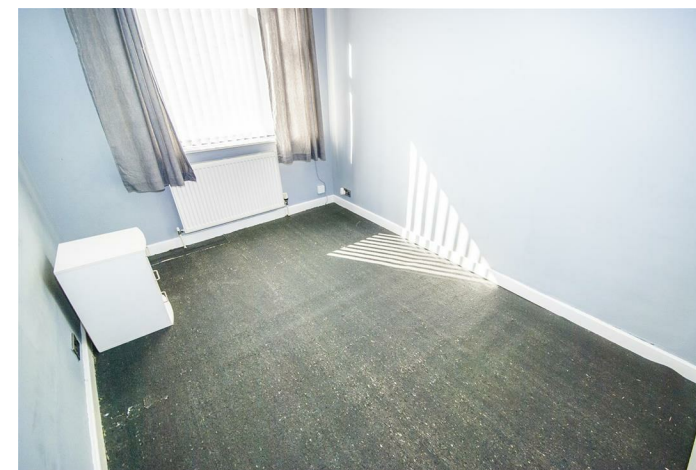
With a front facing UPVC window, radiator and power points.



### Bedroom Two

11'5 x 8'2 (3.48m x 2.49m)

With a front facing UPVC window, radiator and power points. With a door opening to a staircase which ascends to the loft space.



### Bathroom

8'04 x 6'04 (2.54m x 1.93m)

Partly tiled with a rear facing UPVC opaque window, radiator and three piece bathroom suite comprising panel enclosed bath with electric shower over, low flush WC and hand wash basin.



### Courtyard

Paved courtyard with gated access to the rear, with external water supply and a brick built store.



Council Tax Band A