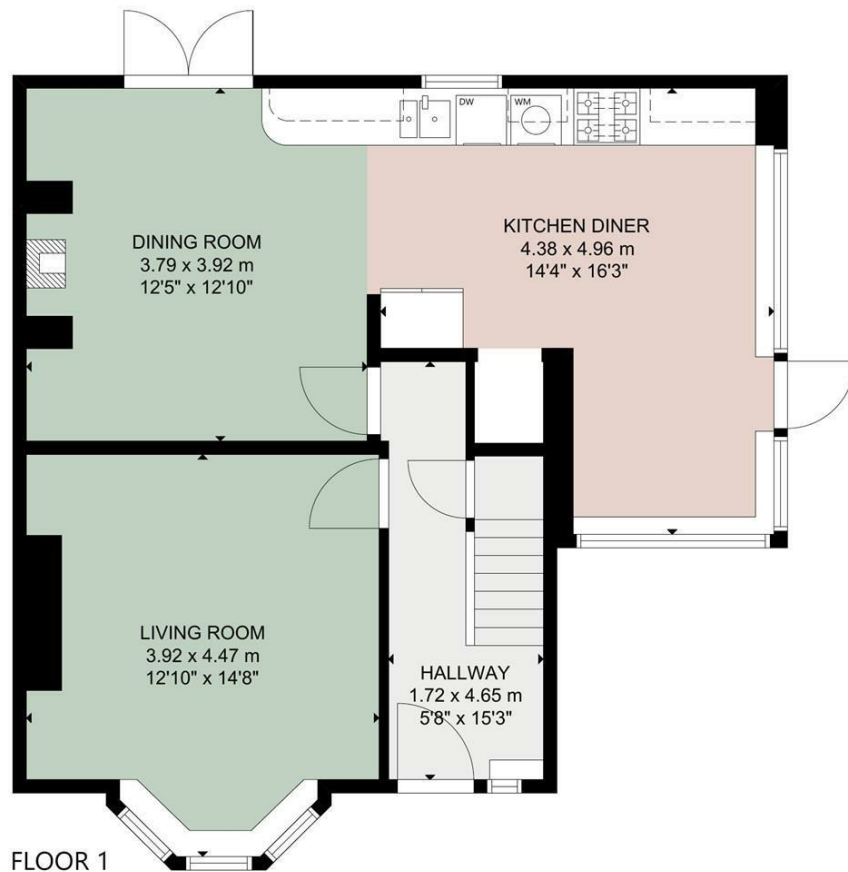




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

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

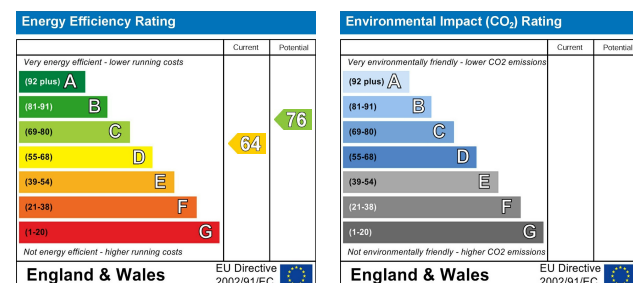


GROSS INTERNAL AREA
TOTAL: 102 m²/1,103 sq ft
FLOOR 1: 58 m²/629 sq ft, FLOOR 2: 44 m²/474 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Directions

From our sales office in Ramsbottom, head up Bolton Road West. Head south on Bolton St/A676 toward Lever St. Turn left onto Holcombe Rd. Continue to follow Holcombe Rd. Continue onto Chapel St. Continue onto Market St. At the roundabout, take the 2nd exit onto Booth St. At the roundabout, take the 2nd exit on to Hilda Avenue where you will see the property at the top of the road.



41 Hilda Avenue
Tottington, Bury, BL8 3JE

Offers over £260,000



- Three Bedroom Bay Fronted Period Property
- Well Presented, Set in A Cul-De-Sac Location
- Good Size Private Garden to Rear
- Ample Driveway Parking
- large Open Plan Kitchen & Dining Room Area
- Close to Local Amenities & Transport Links
- Gas Central Heating & Double Glazing Throughout
- A Must See!! To Appreciate Location & Size of Property

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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41 Hilda Avenue

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A MUST SEE!!!!THREE BEDROOM SEMI DETACHED**SET IN A CUL DE SAC, IN A WELL SOUGHT AFTER LOCATIONCharles Louis Homes are pleased to bring to the market this three bedroom semi detached property situated in a cul de sac, in an elevated position in a sought after location, close to Tottington Primary School and Tottington High, as well as local amenities and transport links. The property comprises in brief entrance hallway, living room, dining room and open plan kitchen/breakfast area with access out to the large rear garden. The first floor comprises three bedrooms and family bathroom. The property is fully double glazed and benefits from having gas central heating throughout, driveway parking for two cars and a large size private garden to rear. Viewing is essential to appreciate this property's size, location and lovely views.

Hallway

5'8 x 15'3 (1.73m x 4.65m)

Laminate wood effect flooring, gas central heating, central ceiling light, coving and stairs leading to the first floor landing

Living Room

12'10 x 14'8 (3.91m x 4.47m)

Bay fronted uPVC window to front elevation, laminate wood effect flooring, coving and a picture rail, gas central heating radiator and central ceiling light



Open Plan Kitchen/Breakfast Room

14'4 x 16'3 (4.37m x 4.95m)

Double glazed window to the rear elevation overlooking large garden, fitted with a range of wall and base units with laminate complimentary worktops and splash back tiling, inset 1.5 sink with drainer and mixer tap, four ring gas hob with integrated oven and extractor above, space for a fridge freezer and washing machine, central ceiling light, gas central heating radiator, tiled flooring with breakfast area.



Alternative View



Dining Room

12'5 x 12'10 (3.78m x 3.91m)

Feature brick fireplace with log burner and slate floor, feature ceiling light, laminate wood flooring, coving, gas central heating radiator and French doors to the rear garden



Landing

Leading off to three bedrooms and family bathroom, centre ceiling light and uPVC window to side elevation

Master Bedroom

12'5 x 12'9 (3.78m x 3.89m)

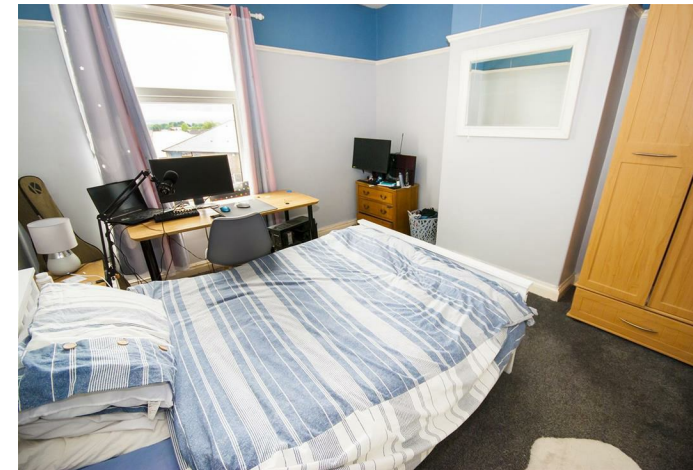
uPVC double glazed window to the rear elevation with views over large garden, gas central heating, central ceiling light, picture rail and original feature case iron fire place.



Bedroom Two

11'3 x 11'10 (3.43m x 3.61m)

uPVC double glazed to the front elevation with views, gas central heating, central ceiling light and picture rail and access to loft via hatch



Bedroom Three

7'4 x 8'10 (2.24m x 2.69m)

uPVC double glazed to the front elevation, gas central heating, central ceiling light and picture rail



Family Bathroom

6'1 x 7'10 (1.85m x 2.39m)

Frosted uPVC double glazed window to rear elevation, fitted with a three piece suite, comprising of a walk in shower, low level WC, hand wash basin with vanity unit, chrome towel rail, tiled floor and central ceiling light



Rear Garden

Large garden to rear enclosed with wooden fencing, mainly lawn with flagged patio area



Alternative View



Front External

Block paved driveway with pathway leading to front door and parking for two vehicles