

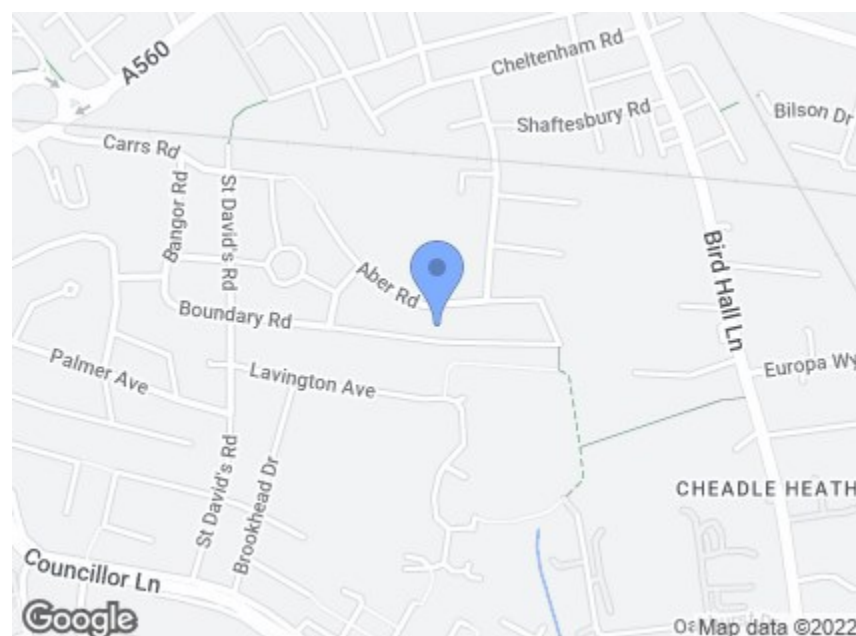
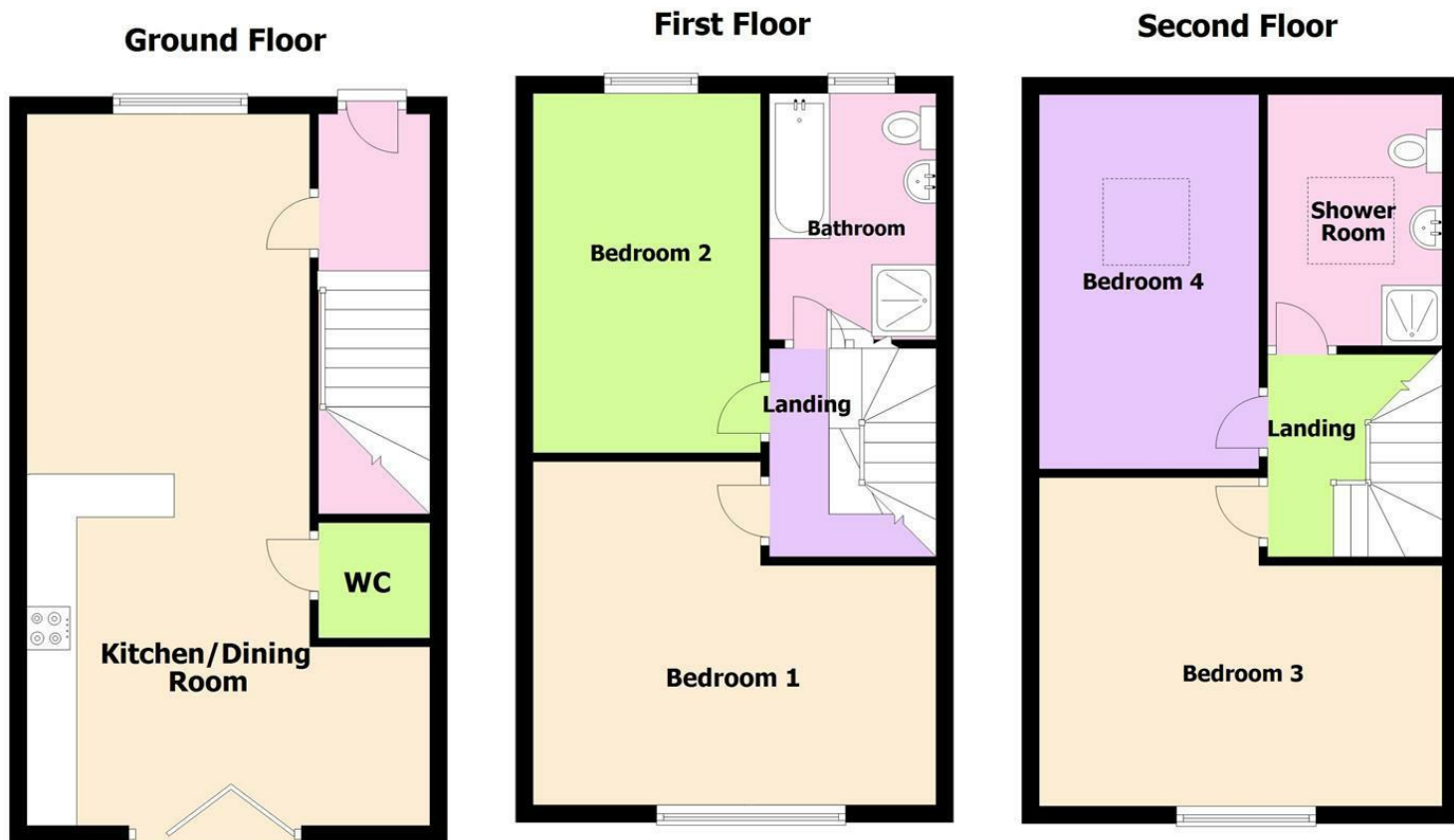


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Directions

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

4 St. Philips Close,
Boundary Road, Cheadle, SK8 2EW

Price guide £420,000



- Four Bedroom Detached New Build
- Set Over Three Levels, Sold With No Chain
- Open Plan Kitchen/Dining & Family Living Room
- Private Garden To Rear & Parking With Garden To Front
- A Must See!!! Last Remaining Plot
- Set In A Desirable & Popular Location In Cheadle
- Family Bathroom, Shower Room & Downstairs WC
- Close To Local Amenities & Transport Links

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.

4 St. Philips Close, Boundary Road, Cheadle, SK8 2EW

A MUST SEE!!! LAST PLOT REMAINING**FOUR BEDROOM DETACHED NEW BUILD**SET OVER THREE LEVELS**SITUATED IN A DESIRABLE CUL DE SAC LOCATION CLOSE TO CHEADLE VILLAGE

Charles Louis Homes are delighted to bring to the market this well presented new built four bedroom detached house, which is walking distance from Cheadle Village. The house is set over three levels resulting in a bright and airy property which has open plan living accommodation to the ground floor. In brief the property comprises of entrance hallway, downstairs wc, open plan living area, leading into open plan modern fitted kitchen/dining area and second living area to the rear with bi-folding doors, overlooking and opening to rear garden. From the first reception room, the staircase leads up to first floor where you will find Bedroom one and two, modern fitted family bathroom room. and staircase to second floor. On the second floor is Bedroom Three, four and modern fitted shower room. The property benefits from gas central heating and double glazing throughout. Viewing is a must and is essential to appreciate the size, charm and location of this property.

Entrance Hallway

4'3 x 8'9 (1.30m x 2.67m)

uPVC door to front elevation, leading into downstairs open plan living accommodation and stairs to first floor.

Open Plan Kitchen/Dining & Family Room

17'6" max x 28'2" (5.33m max x 8.59m)

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 spots

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

17'6 x 13'3 max (5.33m x 4.04m max)

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

Bedroom Two

14'5 x 10'0 (4.39m x 3.05m)

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

Family Bathroom

9'7 x 7'1 (2.92m x 2.16m)

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

17'6 x 13'9 max (5.33m x 4.19m max)

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

Bedroom Four

13'9 x 10'0 (4.19m x 3.05m)

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

Shower Room

9'5 x 6'8 (2.87m x 2.03m)

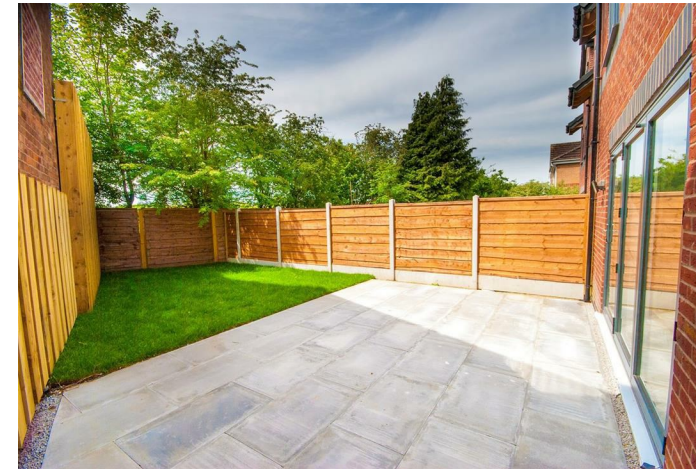
uPVC velux window to front elevation, fitted with a modern three piece suite, comprising of low level wc, hand wash basin, walk in shower, tiled floor, part tiled walls, inset spots, heated towel rail.

Rear Garden

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



Alternative View



Front External

Pathway leading to front door with three parking spaces and lawned area.

