



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

CHARLES LOUIS

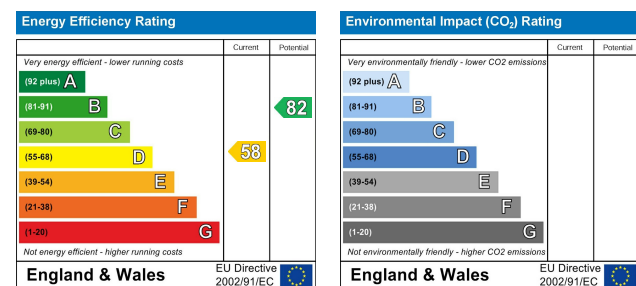
HOMES LIMITED

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



Directions

From our central Ramsbottom office, head west on Callender St towards Central St, after 0.1m turn right onto Carr St. After a further 0.2m turn right onto Bolton St/A676. Destination will be on the left



233 Bolton Road
Hawkshaw, Bury, BL8 4JL

Asking price £260,000



- Well Presented Three Bedroom Mid Stone Terrace
- Open Plan Living & Dining Room
- Gas Central Heating & Double Glazed Throughout
- Highly Sought After Location & Walking Distance to Village

- Retaining Some Period Features With Stunning Views To Rear
- ****Sold With No Chain****
- Shaker Style Kitchen With Countryside Views & Courtyard To Rear
- **A Must See!!! To Appreciate Charm, Size & Location**

233 Bolton Road

Hawkshaw, Bury, BL8 4JL

STUNNING COUNTRYSIDE VIEWS, SITUATED IN A WELL SOUGHT AFTER LOCATION**THREE BEDROOM MID STONE COTTAGE**SOLD WITH NO CHAINThis well presented property is situated in superb position, in the heart of Hawkshaw with park views to the rear. This property offers large accommodation that simply must be viewed in person to be fully appreciated, offered for sale with no onward chain!

The generous and bright accommodation comprises an entrance porch, lounge, dining room with stairs to the cellar perfect for storage, kitchen with a range of fitted appliances and access to the rear. To the first floor there are three bedrooms and a large four piece bathroom. Outside, the property has a low maintenance garden to the front. To the rear is a private garden with paved and decked patio areas perfect for outdoor dining.

The popular location is within easy access to the many shops and amenities Hawkshaw has to offer and is well placed for transport links making it easy to commute into Bury, Manchester and across the North West. Highly regarded schools are also within walking distance. Internal viewings are strongly recommended to avoid disappointment.

Lounge

15'9 x 13'2 (4.80m x 4.01m)

With a front facing UPVC double glazed window, laminate wood flooring, feature fireplace with gas fire original beams, centre ceiling light, radiator and access through to dining area.



Dining Room

13'1 x 12'11 (3.99m x 3.94m)

With a rear facing UPVC double glazed window with countryside views, original beams and original stone fireplace, centre ceiling light, and radiator.



Kitchen

12'8 x 8'3 (3.86m x 2.51m)

With a side facing UPVC double glazed window, fitted with a range of country style shaker wall and base units with contrasting work surfaces. inset sink and drainer unit, space for cooker and oven, plumbing for washing machine, space for fridge freezer, tiled flooring, centre ceiling light, radiator and french doors overlooking countryside, leading to decking area and rear courtyard.



Alternative View



First Floor Landing

Leading off to Bedrooms one, two and three and family bathroom.

Master Bedroom

13'1 x 10'8 (3.99m x 3.25m)

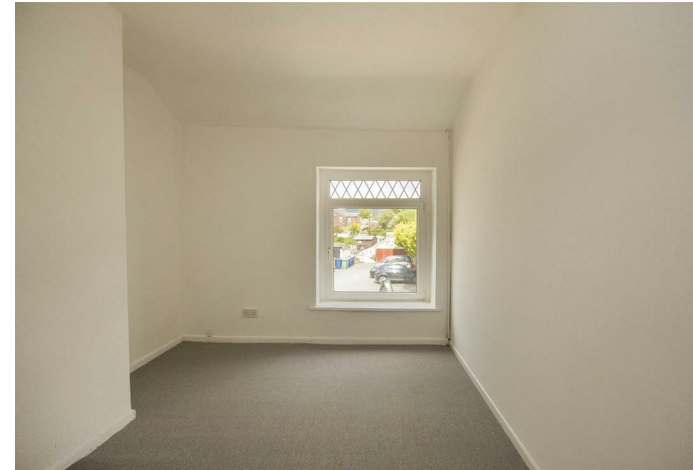
With a rear facing UPVC double glazed window with countryside views, centre ceiling light and radiator.



Bedroom Two

13'2 x 9'0 (4.01m x 2.74m)

With a front facing UPVC double glazed window, centre ceiling light and radiator.



Bedroom Three

9'4 x 6'9 (2.84m x 2.06m)

With a front facing UPVC double glazed window, centre ceiling light and radiator.



Bathroom

12'8 x 8'3 (3.86m x 2.51m)

Partly tiled with a side facing opaque UPVC double glazed window, fitted with a four piece bathroom suite comprising of panel enclosed bath, low level WC, hand wash basin with vanity unit, walk in shower, wood flooring, radiator and inset spots.

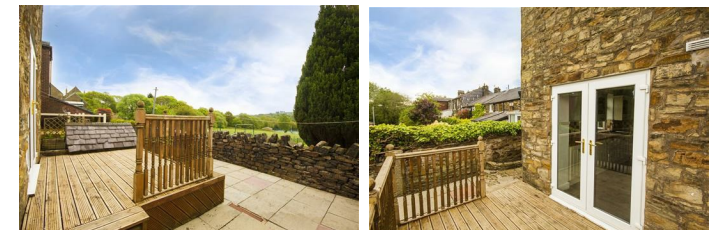


Rear Garden

Decking area with stunning open views of country side and patio area below.



Alternative View



Alternative View

