



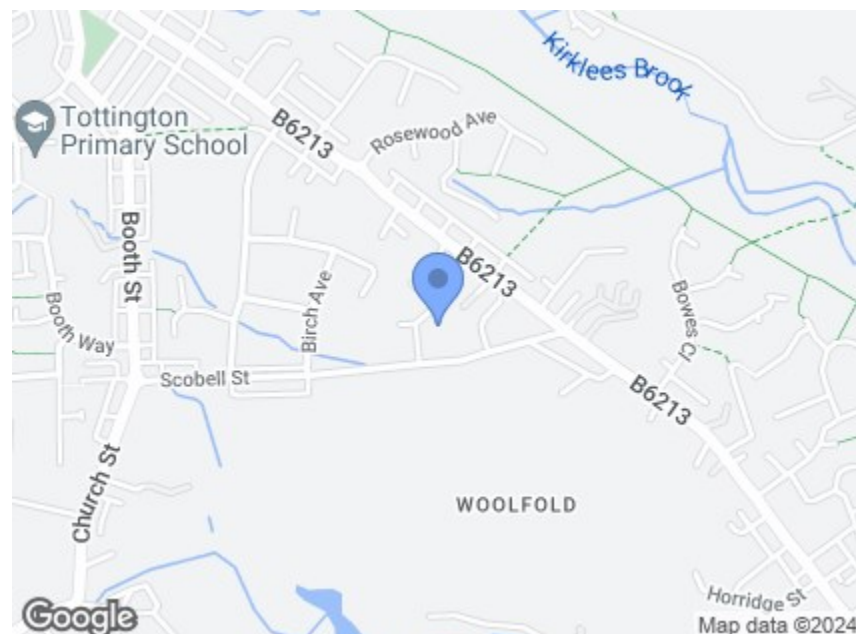
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GROSS INTERNAL AREA
TOTAL: 87 m²/938 sq ft
FLOOR 1: 51 m²/548 sq ft, FLOOR 2: 36 m²/390 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head west on Callender St towards Central St and turn right onto Central St. Then turn right onto Carr St, turn right onto Bolton St/A676 and then left onto Holcombe Rd/B6215. Continue to follow Holcombe Rd, continue onto Chapel St and then continue onto Market St. At the roundabout, continue straight onto Bury Rd/B6213, go through 1 roundabout and then turn right onto Scobell St, finally turning right onto Camberley Cl.

6 Camberley Close Tottington, Bury, BL8 3EA

Price guide £270,000



- Well Presented Three Bedroom Property
- Gas Central Heating & Double Glazed Throughout
- Open Plan Kitchen/Diner & Family Room With Bi-folding Doors Overlooking Garden
- Set In A Cul De Sac Location, Located In A Well Sought After Area
- Extended Semi-Detached House
- Gardens to the Front & Rear, With Driveway Parking
- Downstairs WC, Family Bathroom & En-Suite

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.

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6 Camberley Close

Tottington, Bury, BL8 3EA

****WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY**SET IN A CUL DE SAC LOCATION, IN A WELL SOUGHT AFTER & DESIRABLE AREA**Discover this delightful, extended semi-detached property on a quiet cul de sac in the highly sort after area of Tottington. Boasting three bedrooms, a downstairs WC, large open plan kitchen/diner and lounge area, this home is perfect for modern family living. The front and rear gardens are well maintained and low maintenance with ample driveway parking.**

Charles Louis Homes proudly presents this well-maintained semi-detached gem, nestled on a well established estate, close to countryside walks and parks, while being conveniently close to excellent local schools.

Stepping into the inviting living room, we move through to an open-plan kitchen/dining area that flows seamlessly into a bright lounge with rear garden access via large bi fold doors. Ascend the staircase in the hallway to the first floor, where we are greeted with a master bedroom with an en-suite shower room, and a further two bedrooms, a family bathroom and access to the loft space is also contained here. Enjoy the comforts of gas central heating and double-glazed windows throughout the property.

Outside, the beautifully tended gardens at both the front and rear enhance the property's curb appeal and offer outstanding outdoor relaxation spaces.

A viewing is highly recommended to fully grasp the allure, prime location, and generous dimensions of this property. Don't miss out on this opportunity to make this charming house your dream home.

Entrance Hallway

3'5 x 4'3 (1.04m x 1.30m)
uPVC entrance door opening into the hallway with a uPVC double glazed window, laminate wood effect flooring, radiator and stairs ascending to the first floor.

Living Room

12'9 x 14'8 (3.89m x 4.47m)
With a front facing uPVC double glazed bay window, laminate wood effect flooring, radiator and power points



Downstairs WC

4'9 x 4'2 (1.45m x 1.27m)
With a side facing opaque uPVC window, laminate wood effect flooring, low level WC and hand wash basin with pedestal

Open Plan Kitchen

7'4 x 9'6 (2.24m x 2.90m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset 1 1/2 sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, plumbing for a dishwasher and washing machine, space for a fridge freezer, inset ceiling spot lights.



Dining Room

8'9 x 8'6 (2.67m x 2.59m)
Wood flooring, radiator and power points, open plan to the kitchen and lounge.



Lounge

14'6 x 9'6 (4.42m x 2.90m)
Bifold doors across the full rear elevation leading to the rear garden and decked area 2 Velux windows and inset ceiling spot lights, laminate wood effect, radiator and power points

First Floor Landing

With a side facing uPVC double glazed window, radiator and loft access.

Master Bedroom

12'6 x 12'5 (3.81m x 3.78m)
Front facing uPVC double glazed window, radiator, power points central ceiling light and access to the master en-suite



En-Suite Shower room

3'0 x 5'1 (0.91m x 1.55m)
Partially tiled with a front facing opaque uPVC double glazed window, laminate flooring, heated towel rail extractor fan, walk in shower cubicle with mains fed shower and a hand wash basin with pedestal.

Bedroom Two

9'4 x 8'2 (2.84m x 2.49m)
Front facing uPVC double glazed window, radiator, power points central ceiling light and access to the master en-suite



Bedroom Three

6'2 x 7'2 (1.88m x 2.18m)
Front facing uPVC double glazed window, radiator, power points



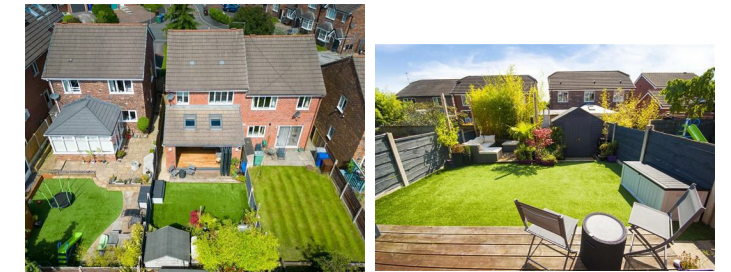
Family Bathroom

6'3 x 6'3 (1.91m x 1.91m)
Partially tiled with laminate flooring, heated towel rail, extractor fan, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



Rear Garden

An enclosed private south facing rear garden with a decked area and astro-turf lawn, external lighting and water supply



Alternative View



Front Garden/ Driveway

Mainly laid to lawn with a driveway for 2 vehicles.

Council Tax - Bury Band C
Tenure - Leasehold