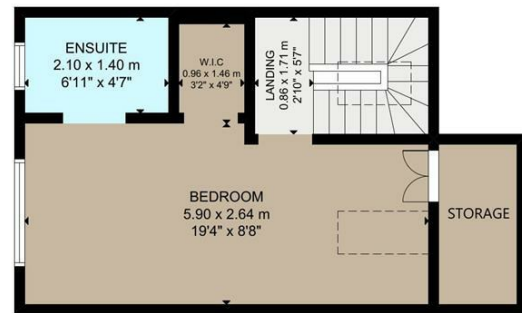




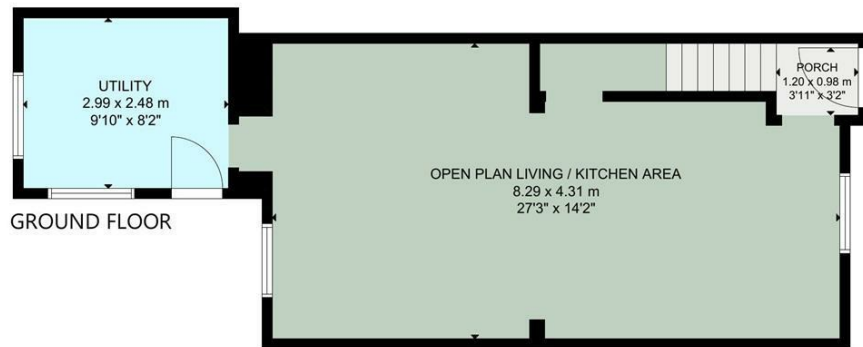
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**  
HOMES LIMITED

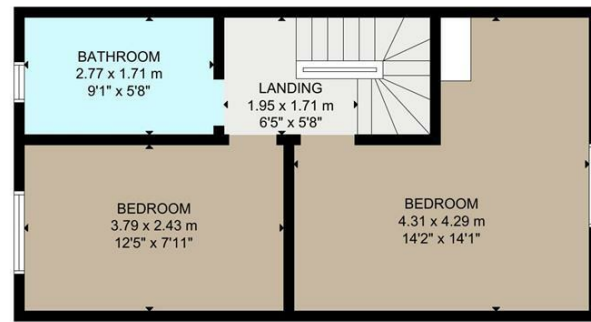
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



FLOOR 2

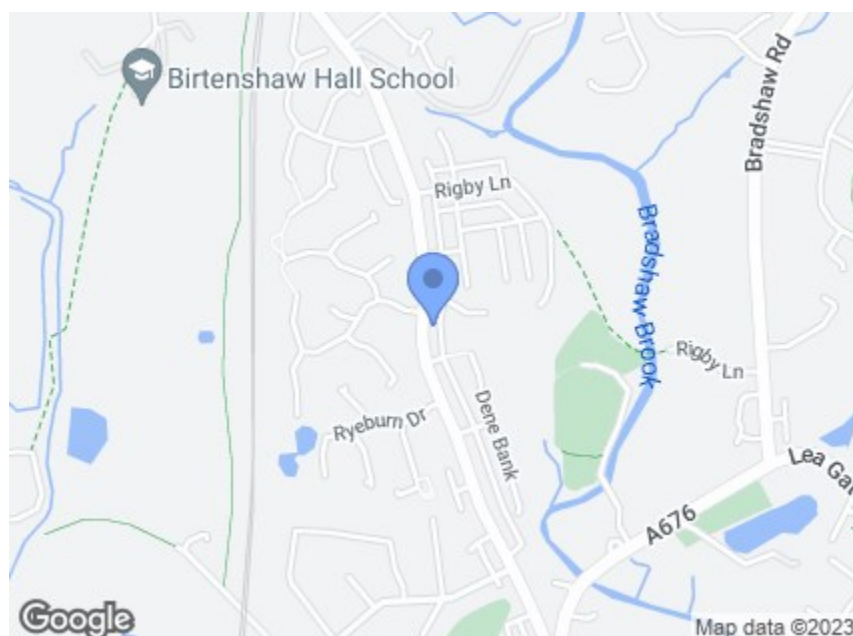


GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 108 m<sup>2</sup>/1,162 sq ft  
GROUND FLOOR: 45 m<sup>2</sup>/482 sq ft, FLOOR 1: 35 m<sup>2</sup>/381 sq ft  
FLOOR 2: 28 m<sup>2</sup>/299 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84	A	A
63	84	B	A
	84	C	A
	84	D	A
	84	E	A
	84	F	A
	84	G	A

**190 Turton Road**  
Bolton, BL2 3EE

**£1,100 Per month**



- Three Bedroom, Refurbished To A High Standard
- New Gas Central Heating & Double GLazing
- Modern Fitted Bathroom Suite & En Suite
- Viewing Essential To Appreciate Size & Location
- Well Presented End Terrace Stone Cottage
- Open Plan Modern Fitted Kitchen & Living Area
- Country Views from the Master Bedroom Window
- Unfurnished & Available Immediately

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.

Tel: 0161 959 0166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

# 190 Turton Road , Bolton, BL2 3EE

**\*\*EXTENDED THREE BEDROOM END TERRACE, SET OVER THREE LEVELS\*\*SOLD WITH NO CHAIN\*\*FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD\*\*LOCATED IN A WELL SOUGHT AFTER AREA\*\* Charles Louis Lettings are pleased to introduce this three bedroom end terrace Stone Cottage situated on the outskirts of Bromley Cross. The property has been fully refurbished throughout to a high standard and is available to occupy as soon as possible. The ground floor briefly comprises; Open Plan Living/Kitchen Area with separate Utility Room to the rear, whilst the first floor offers two double bedrooms and a family bathroom, and to the second floor is Master Bedroom with En -Suite. The property benefits from gas central heating and double glazing throughout and a small courtyard to the rear. A Must See!! Viewing is essential to appreciate the finish, size and location of the property.**

## Entrance Hall

3'11 x 3'2 (1.19m x 0.97m)  
With a front facing UPVC door and stairs leading to the first floor.

## Open Plan Living Area

14'11 x 11'4 (4.55m x 3.45m)  
With a front facing UPVC window, inset spotlights, slate tiled flooring and power points.



## Alternative View



## Open Plan Kitchen Area

14'2 x 12'4 (4.32m x 3.76m)  
With a rear facing UPVC window, range of wall and base units with contrasting work surfaces, inset sink and drainer unit with splash back tiles, integrated electric oven, gas hob with extractor hood, inset spotlights, integrated fridge freezer, gas central heating radiator, access to separate utility room.



## Utility Room

9'10 x 8'2 (3.00m x 2.49m)  
With two rear facing UPVC windows, integrated dishwasher and integrated washing machine.

## Master Bedroom

19'4 x 8'8 (5.89m x 2.64m)  
With a velux and UPVC rear window, gas central heating radiator and inset spotlight, access to en-suite.



## Alternative View



## En Suite

6'11 x 4'7 (2.11m x 1.40m)  
With a rear facing frosted UPVC window, fitted with a three piece suite, comprising of walk in shower, hand wash basin and low level WC, chrome heated towel rail, tiled walls and floor and inset spotlights.

## Bedroom Two

14'2 x 14'1 (4.32m x 4.29m)  
With a front facing UPVC window and inset spotlights.



## Bedroom Three

12'5 x 7'11 (3.78m x 2.41m)  
With a rear facing UPVC window, gas central heating radiator and inset spotlights.



## Family Bathroom

9'1 x 5'8 (2.77m x 1.73m)  
With a rear facing frosted UPVC window, fitted with a three piece suite comprising; a panel enclosed bath with power shower over and screen, low level WC, hand wash basin, chrome heated towel rail, fully tiled walls and floor and inset spotlights.

## Rear Courtyard

Private courtyard with brick wall and gate to rear.

EPC Rating - F