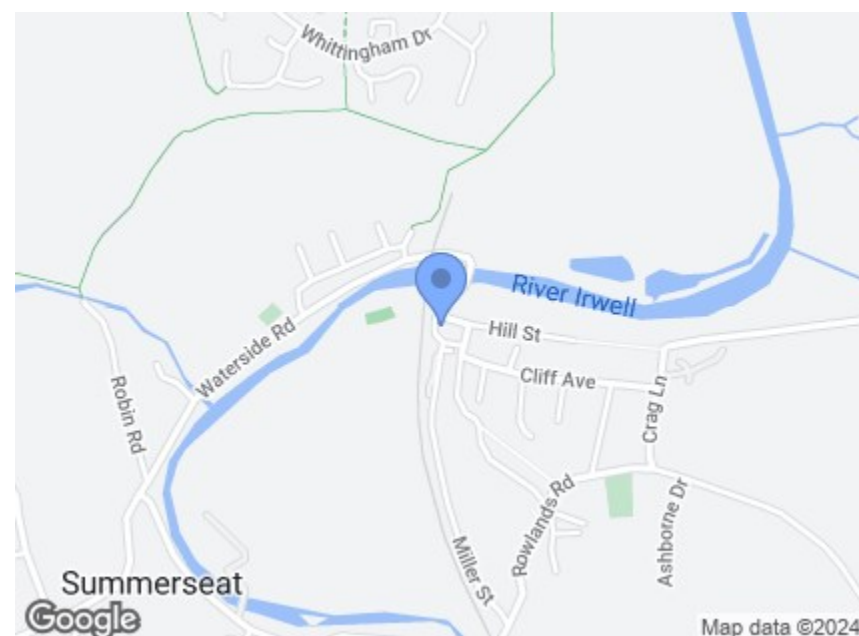
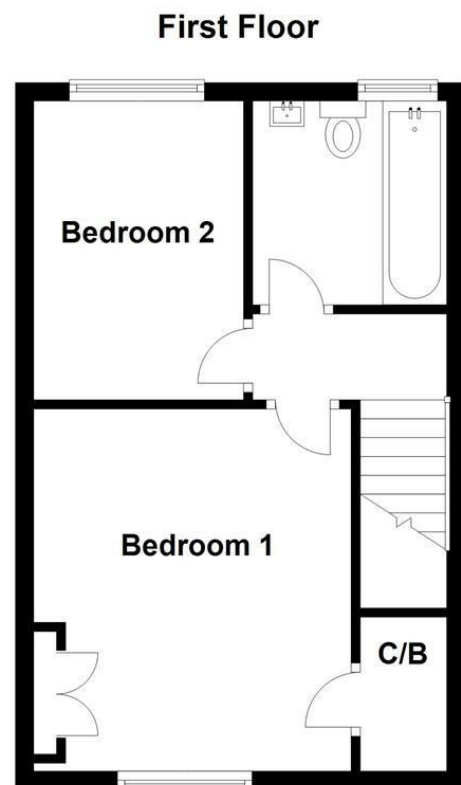
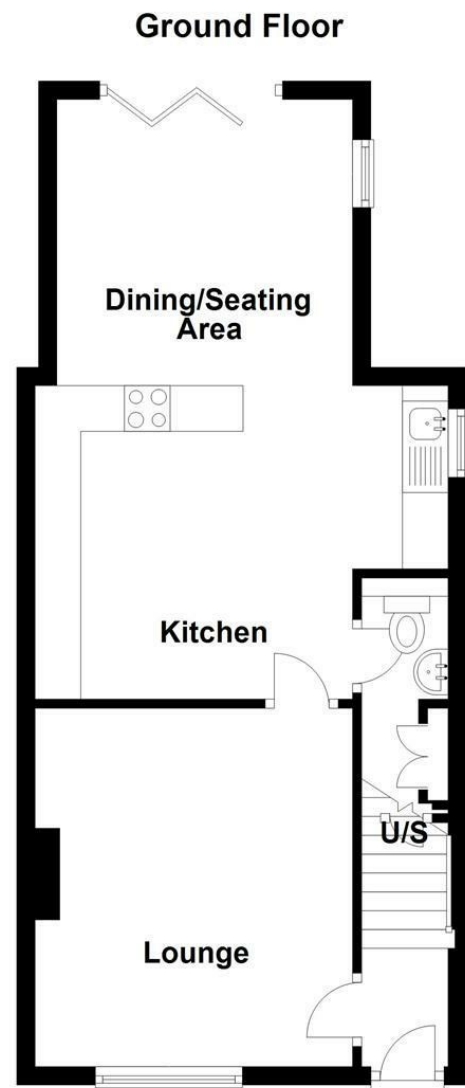




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Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		
	60		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

1 Hill Street
Summerseat, Bury, BL9 5PL
£1,200 Per month



- Extended & Beautifully Presented Cottage
- Feature Ceiling Beams & Solid Oak Doors
- Open Plan Kitchen & Living Space
- Two Good Size Bedrooms & Bathroom
- Enviable position with a Lovely Outlook
- Lounge Featuring Wood Burner
- Ground Floor WC & Cloak Room
- Available to Occupy 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Hill Street

Summerseat, Bury, BL9 5PL

An immaculately presented, extended and tastefully decorated cottage brimming with character and situated in Summerseat with a very pretty outlook. The property benefits from having UPVC windows, gas central heating and features solid wood flooring, solid Oak doors and beamed ceilings. The lounge is warm and inviting with a stunning fireplace, whilst the open plan living space to the rear comprises kitchen area with integrated appliances and a dining/living area with bi-folding doors. There is also a cloak room and WC with fitted cupboards to the ground floor, whilst to the first floor you'll find a generous master bedroom with fitted wardrobes and drawer unit plus walk in cupboard, a second bedroom and the stylish house bathroom. To the rear the property features an enclosed courtyard with outside storage, plus further storage attached to the side of the property. This property would suit a professional couple and is offered unfurnished, available to occupy as soon as possible. Viewing is essential to appreciate its position, space and standard of presentation.

Entrance Hall

Composite door opens into the hallway with tiled flooring and stairs ascending to the first floor.

Lounge

With a front facing UPVC window with fitted Hilary blinds, offering a lovely aspect, coving, beamed ceilings, solid wood flooring, feature fireplace with wood burner, radiator, TV point and power points.



Open Plan Kitchen & Living Space



Kitchen Area

With a side facing UPVC window with fitted Hilary blinds, solid wood flooring and power points, fitted with a range of wall and base units with contrasting work surfaces, inset ceramic sink, built in electric oven and grill at eye level and integrated appliances including fridge freezer, microwave, washer/dryer and dishwasher. With a breakfast bar and incorporating four ring Induction hob.



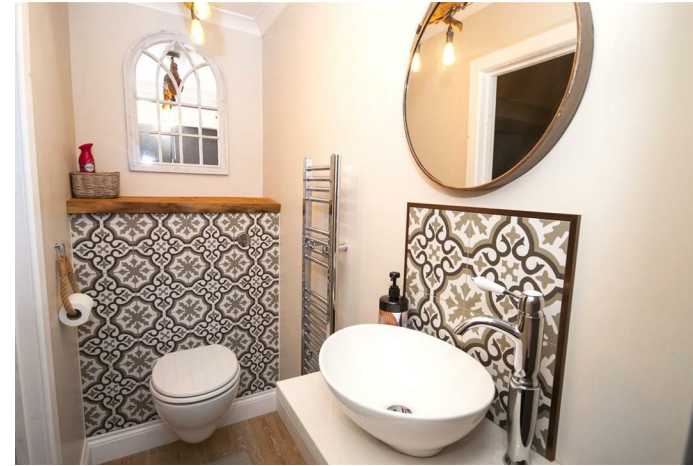
Dining / Living Area

With a side facing UPVC picture window, spotlighting, solid wood flooring, radiator, power points and bi-folding patio doors.



Ground Floor WC & Cloakroom

With solid wood flooring, heated towel rail, low level WC and hand wash basin. Cloaks area fitted with storage cupboards, phone point and access to further storage under the stairs.



First Floor Landing

With a radiator, and access to a generous loft space.

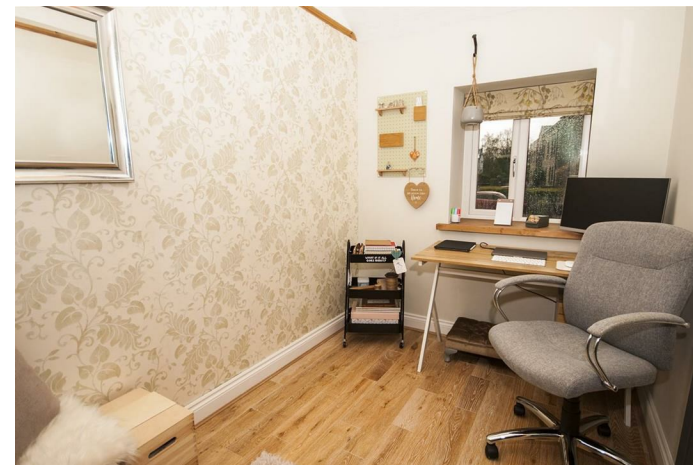
Master Bedroom

With a front facing UPVC window with fitted Hilary blinds, ceiling beam, fitted wardrobes and drawer unit, power points and walk in cupboard.



Bedroom Two

With a rear facing UPVC window with fitted Hilary blinds, ceiling beam, solid wood flooring, radiator and power points.



Bathroom

Partly tiled with a rear facing UPVC window with fitted shutters, tiled flooring, heated towel rail and three piece suite comprising panel enclosed bath with waterfall shower over and hand held attachment, low flush WC and hand wash basin with vanity unit.



Rear Yard

An enclosed, South facing low maintenance courtyard with external lighting and outside storage space.



Front & Side

Set behind a dwarf wall with firewood store, and a pathway leading to the front door. To the side there is an external tap with hose pipe connection, and bin store.

Surrounding

