



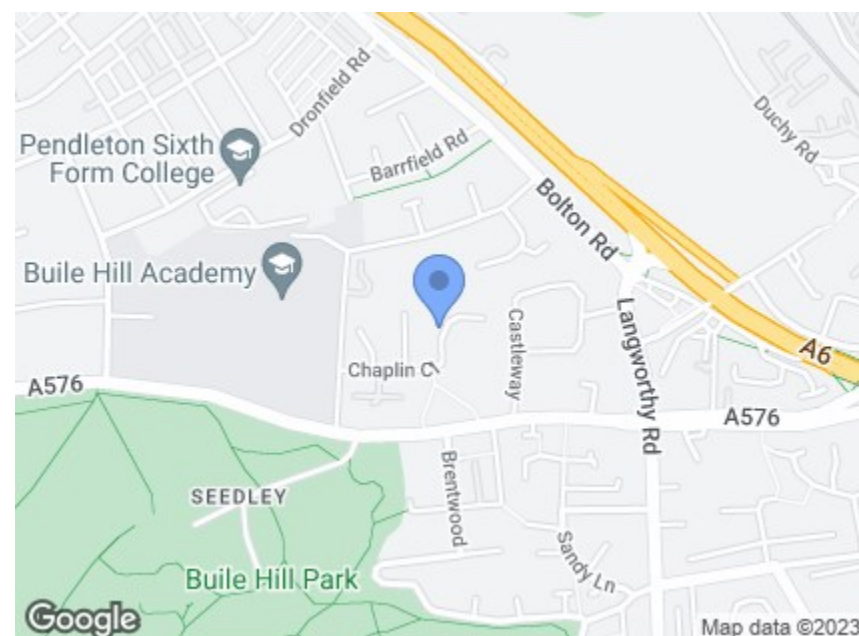
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

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



GROSS INTERNAL AREA
TOTAL: 118 m²/1,264 sq ft
FLOOR 1: 36 m²/385 sq ft, FLOOR 2: 41 m²/442 sq ft, FLOOR 3: 41 m²/437 sq ft
EXCLUDED AREAS: GARAGE: 13 m²/139 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office head east on Carr St towards Bolton St/A676, continue onto Bridge St, Bridge St turns slightly left and becomes Peel Brow, then slight right onto Bury New Rd. Turn right onto Manchester Rd/A56, then turn left to merge onto M66 towards Manchester/M60/M62. At junction 4, take the M62/M60 exit to Preston/M61/Liverpool. At Simister Island, take the 3rd exit onto the M60 slip road to Ring Road (West), keep right at the fork to continue towards M60 and continue onto M60. Exit onto Manchester Rd/A666 towards Salford. Continue to follow A666, at the roundabout, take the 3rd exit onto Daisy Bank Ave/B5228. Then turn left onto Bolton Rd/B5228 and right onto Claremont Rd/B5228. Next turn left onto Eccles Old Rd/A576 and left onto Chaseley Rd, finally turn right onto Chaplin Cl. Destination will be on the left

21 Chaplin Close , Salford, M6 8FW

Offers in the region of £380,000



- Renovated Three Bedroom Detached House, offering a Fresh and Modern Living Space
- Modern and Well-appointed Living and Kitchen/Diner with Balcony
- Close To Local Amenities, Transport Links, Countryside Walks & Parks
- Beautiful Garden at the Rear, providing Outdoor Relaxation Areas and Ample Driveway Parking
- Nestled in a Tranquil Cul De Sac on an Established Housing Estate
- The Property features a Stylish Family Bathroom and Convenient Downstairs WC.
- Finished to an Impeccable Contemporary Standard throughout
- Viewing is Highly Recommended to Fully Appreciate this Delightful Property and avoid Disappointment.

21 Chaplin Close

, Salford, M6 8FW

*****IMMACULATE THREE BEDROOM TOWNHOUSE, SET IN A QUIET CUL DE SAC**SET OVER THREE LEVELS, IN A WELL SOUGHT AFTER LOCATION**GARAGE, DRIVEWAY PARKING & WELL MAINTAINED GARDEN*****Explore this charming three-story semi-detached property. With three bedrooms, a spacious open-plan kitchen/diner, and a generous lounge area, this home offers comfortable living. The front and rear gardens are thoughtfully landscaped for easy upkeep, and the ample driveway provides convenient parking.

Charles Louis Homes proudly presents this impeccably maintained semi-detached nestled within an established estate. It's ideally situated near picturesque countryside walks and parks, while excellent local schools are just a stone's throw away.

Step inside the ground floor hallway to discover an office space, utility room, downstairs bathroom, third bedroom, and access to the rear garden. Ascend the stairs to the first floor, where you'll find an inviting living room that seamlessly connects to an open-plan kitchen/dining area. This space extends to a balcony area through rear access.

The second floor boasts a master bedroom with a walk-in wardrobe, an additional bedroom, and a bathroom. Enjoy the convenience of gas central heating and double-glazed windows throughout the property.

Outside, both the front and rear gardens are meticulously maintained, adding to the property's curb appeal and offering outdoor relaxation spaces.

We highly recommend a viewing to fully appreciate the charm, prime location, and spacious layout of this property.

Entrance Hallway

6'5 x 15'1 (1.96m x 4.60m)

uPVC entrance door opening into the hallway with a uPVC double glazed window, entrance matting and laminate wood effect flooring, radiator and stairs ascending to the first floor. Doors to the garage, office and access to the rear garden.

Office

8'0 x 9'9 (2.44m x 2.97m)

With a side facing uPVC window, wood effect laminate flooring, central ceiling spot lights, power points and radiator.



Utility

6'7 x 7'7 (2.01m x 2.31m)

With a rear uPVC door, laminate wood effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer with mixer tap and plumbing for a washing machine, central ceiling light and radiator.

Bedroom Three

8'0 x 11 (2.44m x 3.35m)

With a rear facing uPVC window, radiator, power points and central ceiling light



Bathroom

8'0 x 11'0 (2.44m x 3.35m)

Fully tiled with laminate wood effect flooring, radiator, extractor fan, enclosed shower cubicle with glass screen, low flush WC and a hand wash basin with pedestal.

First Floor Landing

3'5 x 15'7 (1.04m x 4.75m)

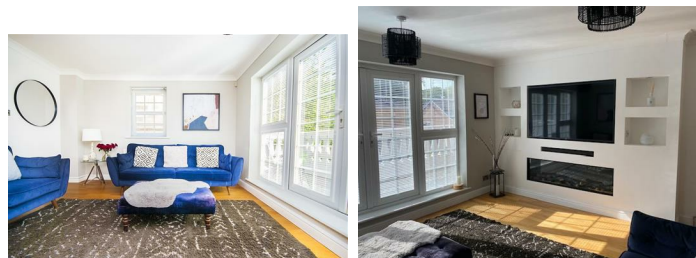
Living Room

15'3 x 16'11 (4.65m x 5.16m)

With a rear facing uPVC double patio doors leading to the balcony area, laminate wood effect flooring, feature fire place and media wall, radiator, power points, two ceiling lights



Alternative View



Balcony



Kitchen/Diner

8'7 x 12'2 (2.62m x 3.71m)

With a front facing uPVC window laminate wood effect flooring, range of wall and base units with a contrasting work top, inset sink and drainer with a mixer tap, built in double oven and gas hob with extractor fan, integrated dishwasher and fridge freezer, inset ceiling spot lights and power points.



Second Floor Landing

11 x 4'8 (3.35m x 1.42m)

Master Bedroom with Walk in closet

9'1 x 15'1 5'7 x 7'1 (2.77m x 4.60m 1.70m x 2.16m)

Rear facing uPVC double glazed window, radiator, power points central ceiling light and access to the substantial walk in closet and bathroom



Master En Suite

5'7 x 7'1 (1.70m x 2.16m)

Fully tiled with wood effect laminate flooring, heated towel rail extractor fan, three piece bathroom suite consisting of a panel sided bathe with an overhead mains fed shower, a low level WC and a hand wash basin with pedestal.

Bedroom Two

11'1 x 11 (3.38m x 3.35m)

Two front facing uPVC double glazed windows, built in wardrobes radiator, power points and central ceiling light

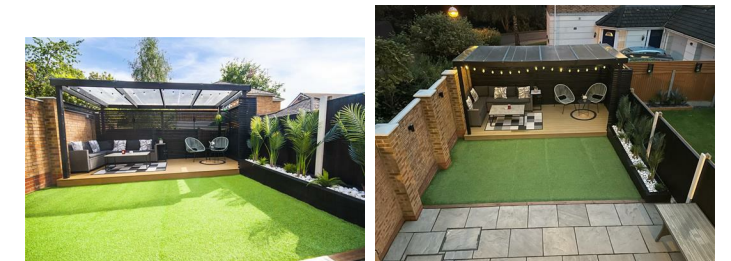


Rear Garden

Outdoor electrics and lighting



Alternative view



Council Tax - Salford Band D
Tenure - Leasehold