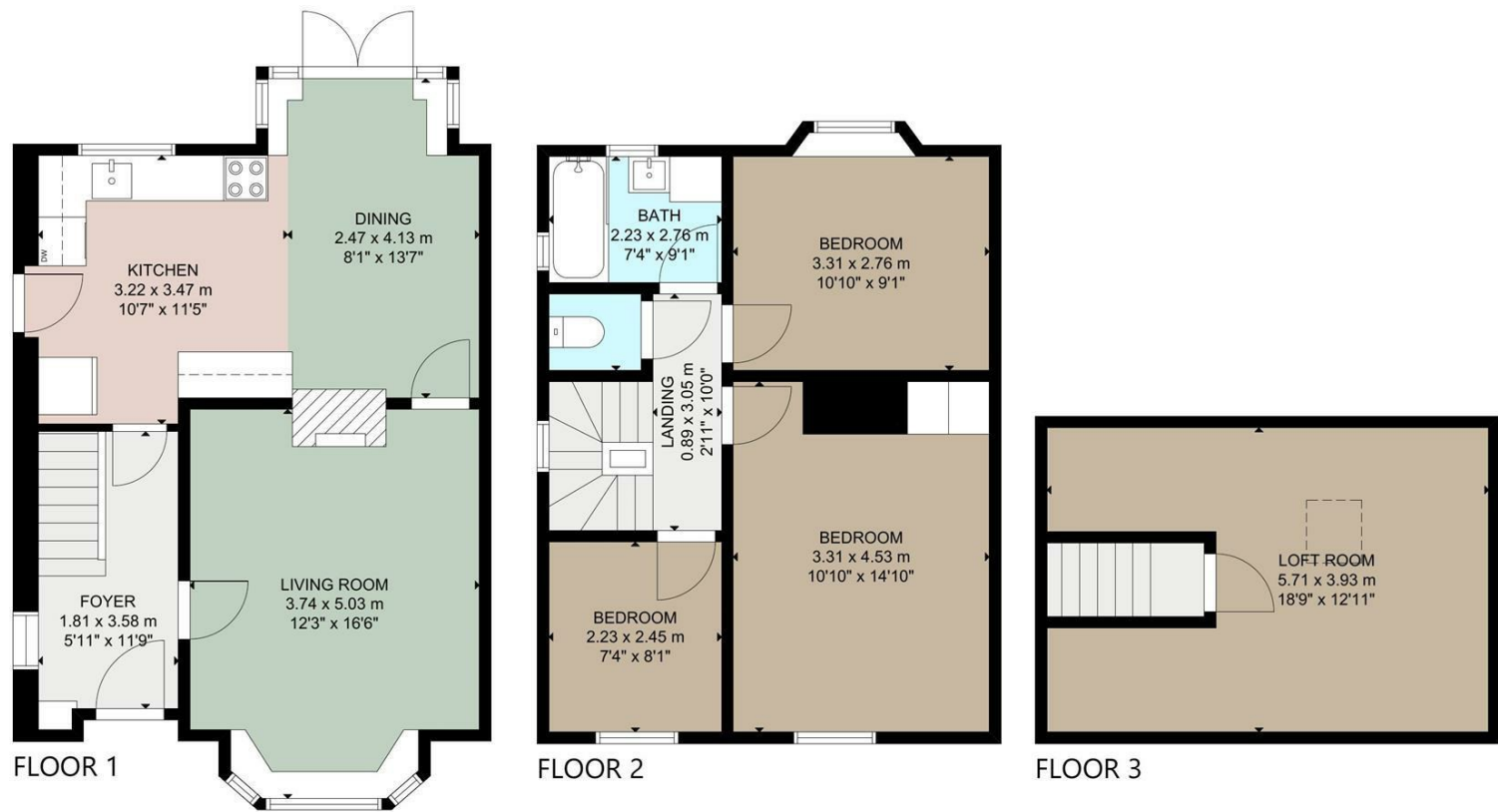




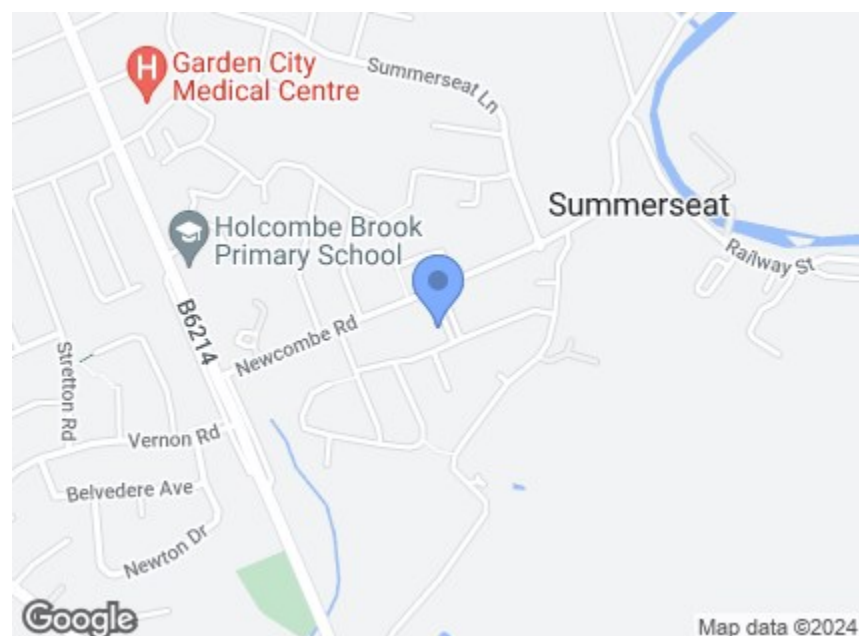
Charles Louis Homes Ltd  
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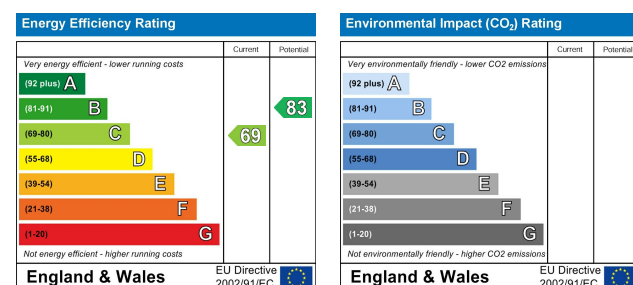


GROSS INTERNAL AREA  
TOTAL: 111 m<sup>2</sup>/1,200 sq ft  
FLOOR 1: 46 m<sup>2</sup>/499 sq ft, FLOOR 2: 43 m<sup>2</sup>/460 sq ft  
FLOOR 3: 22 m<sup>2</sup>/241 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton Street, take the left onto Longsight road and then left onto Newcombe Road, then turn right onto Mansfield Avenue where you will find the property on your left.



## 7 Mansfield Avenue

Holcombe Brook, Bury, BL0 9US

Offers in the region of £300,000



- Three Bedroom, Plus Loft Room Bay Fronted Semi Detached
- Stunning Views Overlooking Peel Tower
- Modern Fitted Bathroom With Separate WC
- Close Distance To Local Amenities & Ramsbottom Town Centre

- Well Presented Throughout & Set Over Three Levels
- Open Plan Modern Fitted Kitchen / Dining Room
- Good Sized Gardens to Front, Side & Rear
- A Must See!!! To Appreciate Size & Desirable Location

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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# 7 Mansfield Avenue

Holcombe Brook, Bury, BL0 9US

**\*\*A MUST SEE!!\*\*WELL PRESENTED SPACIOUS THREE BEDROOM, PLUS LOFT ROOM SEMI DETACHED\*\*IN A WELL SOUGHT AFTER AREA, WITH VIEWS OVERLOOKING PEEL TOWER\*\* Charles Louis Homes are pleased to bring to the market this well presented and spacious three bedroom semi detached property, which benefits also from a good sized loft room, currently used as a bedroom. This lovely family home is situated in a well sought after location, with views overlooking peel tower. The property in brief benefits from hallway, giving access to the living room, which is open plan leading through into the kitchen/ dining room with French doors leading to the rear garden. To the first floor there are three bedrooms and a family bathroom with separate wc and stairs leading to loft room, which is used as the fourth bedroom. The property benefits from well proportioned gardens to front side and rear and an outside storage building. A Must See!!! Viewing is essential to appreciate size and location of property.**

## Entrance Hallway

Opening through a front 'Rock' entrance door into the hallway with UPVC Window to the side, Karndean flooring, radiator and power point, with stairs ascending to the first floor.

## Living Room

16'6" x 12'3" (5.03m x 3.74m)

With a front facing UPVC bay window, feature fire place with living flame effect gas fire, radiator, TV point and power points.



## Open Plan Kitchen/Dining Room

19'0" x 13'2" (5.81m x 4.03m)

With a rear facing UPVC window and UPVC French Doors overlooking and opening out to the garden, spotlighting, Karndean flooring and ample power points, the kitchen area is fitted with stunning range of wall and base units in high gloss with inset Franke sink and drainer unit, feature tiled splash backs. Induction hob with extractor over, Neff slide and hide oven, integrated Neff dishwasher and Bosch washing machine, and space for a fridge freezer.



## First Floor Landing

With a side facing UPVC window, leading off to Bedroom one, two and three, bathroom, separate wc and stairs ascending to the loft area.

## Master Bedroom

14'10" x 10'10" (4.53m x 3.31m)

With a front facing UPVC window, built in wardrobe, centre ceiling light, radiator and power points.



## Bedroom Two

10'10" x 9'0" (3.31m x 2.76m)

With a rear facing UPVC window, radiator and power points.



## Bedroom Three

8'0" x 7'3" (2.45m x 2.23m )

With a front facing UPVC window, centre ceiling light, gas central heating radiator and power points.



## Bathroom

9'0" x 7'3" (2.76m x 2.23m)

Partly tiled with rear and side facing UPVC opaque windows and tiled flooring with underfloor heating, fitted with a slick two piece suite in white comprising bath with centre taps and electric shower over with screen, hand wash basin with vanity unit and storage unit also housing boiler.



## Seperate WC

With a side facing UPVC opaque window, tiled flooring and low flush WC.

## Loft Room

18'8" x 12'10" (5.71m x 3.93m )

A spacious loft area currently used as a double bedroom, with a double glazed velux window, spotlighting, built in cupboards to both sides and power points.



## Rear Garden

An enclosed and attractive low maintenance rear garden featuring a raised patio area descending down to a section of artificial lawn and further patio areas.

## Alternative View

### Front and Side

The property benefits from having an impressive frontage with nicely presented areas of lawn to the front and side screened by hedges, with a paved pathway leading to the front door.