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CHARLES LOUIS

HOMES LIMITED

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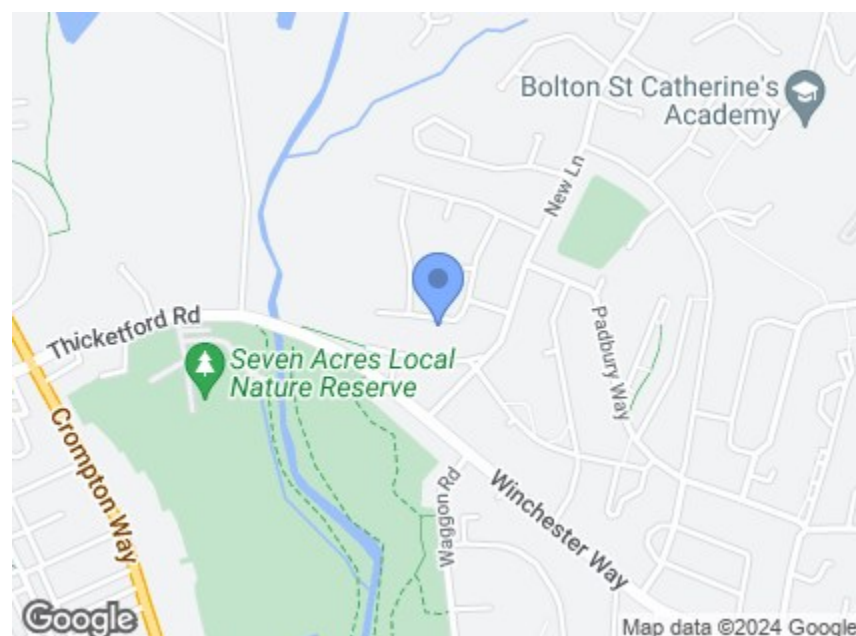
39 Glaister Lane
Bolton, BL2 5BS

£1,100 Per month



- Newly Refurbished Double Fronted Home
- Newly Fitted Kitchen and Bathroom
- Enclosed and Private Rear Garden
- Available to Occupy As Soon As Possible

- Spacious & Light Accommodation Throughout
- Three Generous Bedrooms to First Floor
- Driveway Parking to the Front for 2
- One of Two Similar Properties Available



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	90		

England & Wales EU Directive 2002/91/EC

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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39 Glaister Lane

, Bolton, BL2 5BS

Charles Louis are delighted to offer to let this newly refurbished, double fronted family home situated in the popular residential area of Bolton. The spacious and modern accommodation is laid out over two floors and is well proportioned throughout, with an entrance hall giving way to the generous lounge with an open aspect entrance to the newly fitted kitchen, three good size bedrooms and a newly fitted bathroom with three piece suite including shower over the bath. To the front the property there is a double driveway, whilst to the rear there's an enclosed and private garden.

Entrance Hall

Front facing entrance door opens into the hallway with laminate wood effect flooring and stairs ascending to the first floor.

Lounge

With a front facing UPVC double glazed window, laminate wood effect flooring, spotlighting, radiator, power points and UPVC French doors opening out to the garden, and an open aspect to the kitchen.



Kitchen

With dual aspect UPVC double glazed windows to the front and rear, laminate wood effect flooring, radiator, and power points, newly fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drainer unit, built in electric oven at eye level, gas hob with extractor hood, plumbing for a washing machine, space for a fridge/ freezer, and UPVC door to the rear.



First Floor Landing

With a rear facing UPVC double glazed picture window, radiator and loft access.



Master Bedroom

With two front facing UPVC double glazed windows, radiator and power points.



Bedroom Two

With a front facing UPVC double glazed window, built in shelving unit, radiator and power points.



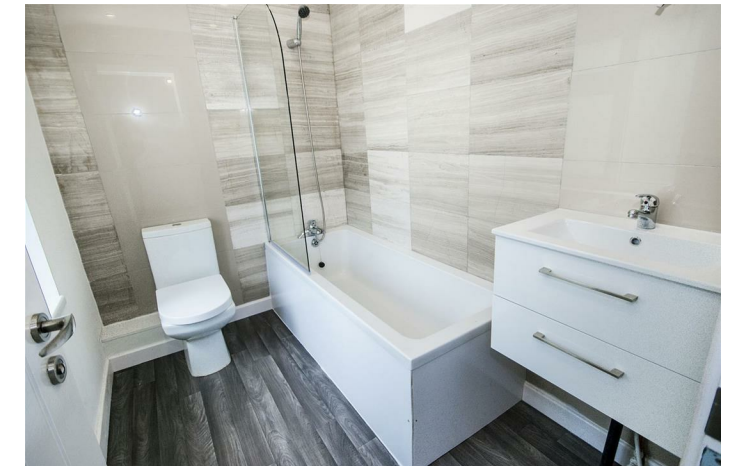
Bedroom Three

With a rear facing UPVC double glazed window, fitted mirrored wardrobes, radiator and power points.



Bathroom

Partly tiled with a rear facing opaque UPVC double glazed window, wood effect flooring and extractor fan, fitted with a three piece bathroom suite comprising; panel enclosed bath with power shower and screen, low flush WC and hand wash basin with vanity unit.



Rear Garden

An enclosed private rear garden with a variety of plants, shrubs and trees, external lighting and water supply.



Front Garden/ Driveway Parking

Driveway parking for 2 cars.