



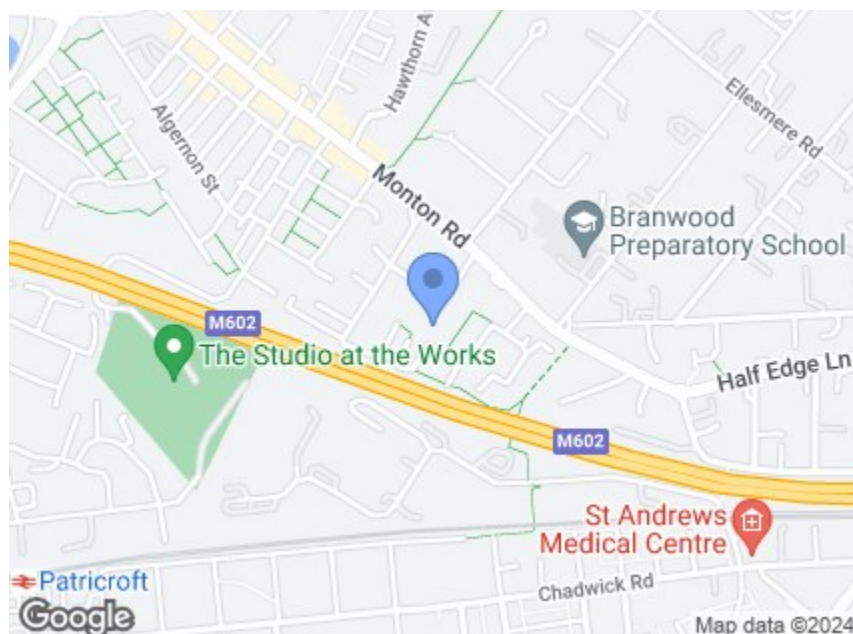
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

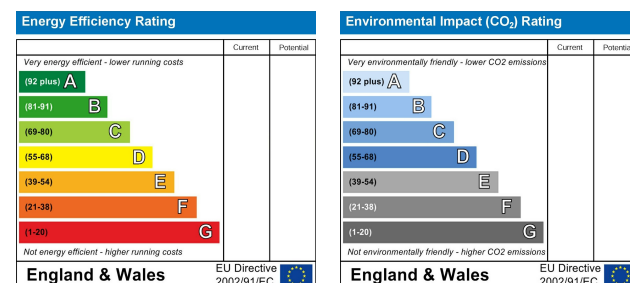
E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



GROSS INTERNAL AREA
TOTAL: 219 m²/2,359 sq.ft
BASEMENT: 44 m²/473 sq.ft, GROUND FLOOR: 60 m²/646 sq.ft
FIRST FLOOR: 60 m²/646 sq.ft, SECOND FLOOR: 55 m²/594 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions



15 Cavendish Grove
Monton, Manchester, M30 9HR

Offers over £550,000



- Extended Period Bay Fronted Semi Detached Property
- Located In A Well Sought After Area, In A Quiet Cul De Sac Location
- Set Over Four Levels, Retaining Some Period Feature Throughout
- Walking Distance To Local Amenities, Bars, Restaurants, Parks & All Transport Links
- Well Presented Throughout With Five Bedrooms, Modern Fitted Kitchen/Breakfast Room & Two Reception Rooms
- Driveway Parking With Large Rear South Facing Garden & Summer House
- A Must See!!! To Appreciate Size, Location & Potential Of The Property.

15 Cavendish Grove

Monton, Manchester, M30 9HR

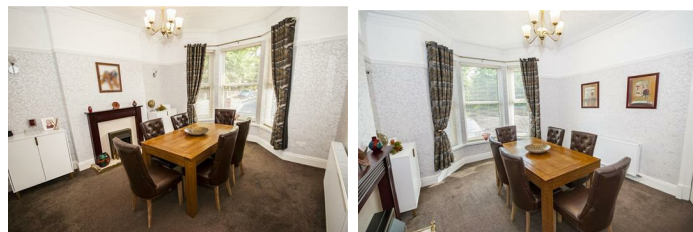
****A MUST SEE!!!!**EXTENDED WELL PRESENTED FIVE BEDROOM SEMI DETACHED PERIOD PROPERTY**SET IN A CUL DE SAC LOCATION**LOCATED IN A WELL SOUGHT AFTER AREA OF MONTON**Charles Louis Homes are pleased to bring to the market this well presented five bedroomed semi detached period property, set in a quiet and well sought after cul-de-sac location, close walking distance to a vibrant village with local parks, amenities, bars, restaurants and all transport links. The property in brief benefits from entrance hallway giving access to a living room, dining room, downstairs shower room and kitchen/breakfast area, with access to rear garden and cellar. To the first floor there are three bedrooms, a family bathroom and stairs to second floor. The second floor are two further bedroom and en-suite. The property benefits from gas central heating and double glazing throughout. It also offer a large garden with summer house, large cellar, which can be converted and driveway parking. A Must See!!! Viewing is essential to appreciate size and location of property.**

Hallway

5'4 x 8'8 (1.63m x 2.64m)
Original wooden door to front elevation, original period coving, centre ceiling light, gas central heating radiator, stairs to first floor, access to downstairs shower room and downstairs living accommodation.

Dining Room

12'7 x 14'7 (3.84m x 4.45m)
uPVC bay window to front elevation, feature fireplace with electric fire, gas central heating radiator, period style coving, dado rail and centre ceiling light,



Living Room

11'1 x 13'11 (3.38m x 4.24m)
uPVC double glazed window to rear elevation, centre ceiling light, feature fireplace and electric fire, gas central heating radiator, period styling coving, dado rail, access to kitchen/breakfast area and garden.



Kitchen/Breakfast Area

10'7 x 17'5 (3.23m x 5.31m)
uPVC double glazed window to rear and side elevation, fitted with a range of modern wall and base units with contrasting quartz worktops, inset sink and mixer tap, splash back tiles, integrated dishwasher, washing machine, and dryer, American Samsung fridge/ freezer and ice unit, Neff electric oven and grill, Neff five ring gas hob with modern style extractor and lighting, inset spots and down lights, laminate wood flooring, access to rear garden and cellars.



Downstairs Shower Room

5'4 x 8'8 (1.63m x 2.64m)
Fitted with a three piece suite, comprising of walk in shower, low level WC, wash hand basin with storage below, extractor fan, inset spots and laminate wood effect waterproof flooring.

Cellar Chamber One

11'1 x 14'0 (3.38m x 4.27m)
Access from rear garden to first cellar chamber, power and lighting with access to chambers two and three.

Cellar Chamber Two

12'7 x 15'0 (3.84m x 4.57m)
Power and lighting with original stairs to outside.

Cellar Chamber Three

5'5 x 2'7 (1.65m x 0.823m)
Power and lighting.

First Floor

5'4 x 9'6 (1.63m x 2.90m)
Leading off to three bedrooms, family bathroom, centre ceiling light and stairs to second floor.

Bedroom One

11'8 x 12'7 (3.56m x 3.84m)
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator, coving and access to dressing room.



Dressing Room

4'10 x 8'9 (1.47m x 2.67m)
uPVC double glazed window to front elevation, centre ceiling light.

Bedroom Two

11'2 x 14'1 (3.40m x 4.29m)
uPVC double glazed window to rear elevation, centre ceiling light, gas central heating radiator, coving, original fireplace, built in storage cupboard



Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)
uPVC double glazed window to rear elevation, centre ceiling light and gas central heating radiator.



Family Bathroom

7'2 x 7'7 (2.18m x 2.31m)
uPVC double glazed window to side elevation, fitted with a four piece suite, comprising of with a walk in shower, panelled bath, low level WC and wash hand basin, fully tiled walls and waterproof vinyl floor tiles, fully tiled walls and inset spots.



Second Floor

2'7 x 3'11 (0.79m x 1.19m)
Access to fourth bedroom and fifth bedroom with en-suite.

Bedroom Four

10'8 x 17'2 (3.25m x 5.23m)
uPVC double glazed window to rear elevation, gas central heating radiator, inset spot lights.



Bedroom Five

17'0 x 13'2 (5.18m x 4.01m)
Velux window and uPVC double glazed window to side elevation, storage cupboards in side eaves, gas central heating radiator, inset spots, access to en-suite.



En-Suite

7'8 x 7'9 (2.34m x 2.36m)
Fitted with a three piece suite, comprising of with walk in shower, low level WC, hand wash basin and storage below, inset spots, fully tiled walls and tiled floor, Velux window and extractor fan.

Rear Garden

A large private well maintained south facing garden with a summer house, fitted with lighting and power, patio area with gazebo, lawned area, side boarders with mature plants and shrubs, new fencing, outside tap and outside lights, access to cellar and gate leading to front of property.



Alternative View



Front External

New fencing, outside lighting, ring doorbell, ample driveway parking and pathway to front door with steps.
Council Tax Band - D
Tenure - Freehold