

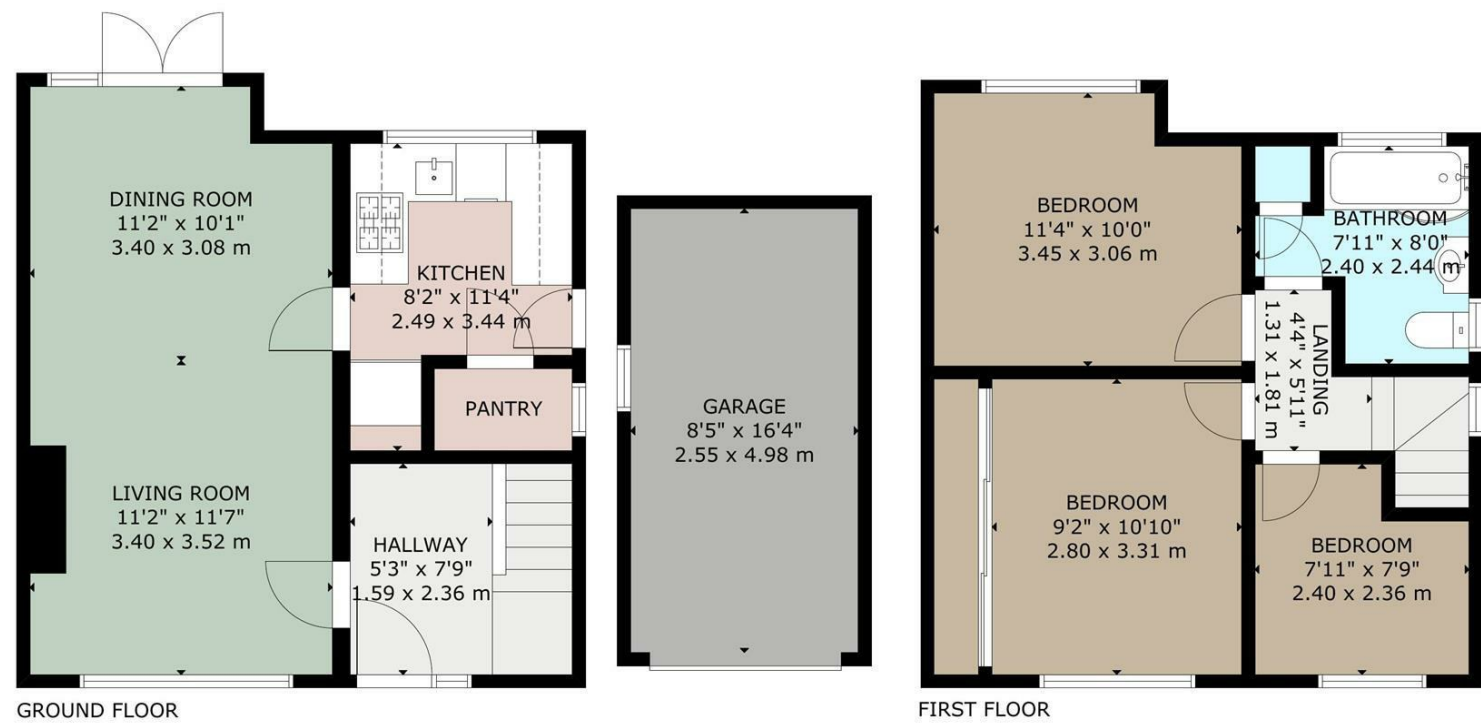


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

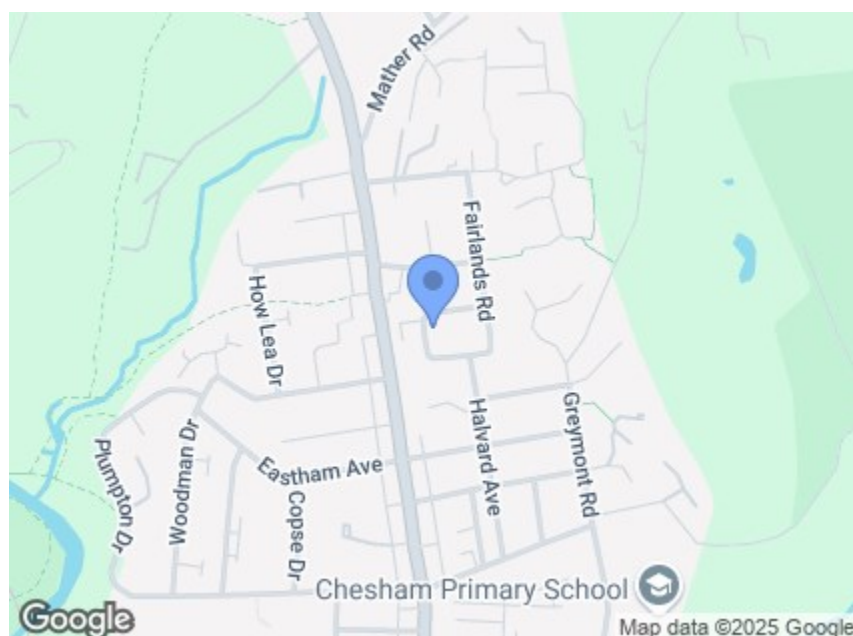
# CHARLES LOUIS

HOMES LIMITED

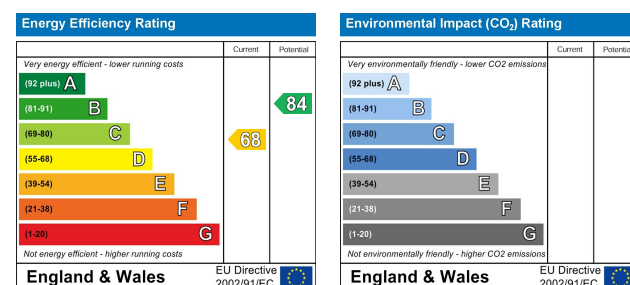
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



GROSS INTERNAL AREA  
TOTAL: 75 m<sup>2</sup>/806 sq.ft  
GROUND FLOOR: 38 m<sup>2</sup>/407 sq.ft, FIRST FLOOR: 37 m<sup>2</sup>/399 sq.ft  
EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/137 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions



## 18 Hillside Crescent

, Bury, BL9 6PZ

Offers over £235,000



- Well Presented Three Bedroom Semi Detached Property
- Open Plan Living Room & Dining Area With Modern Fitted Kitchen
- Gardens To Front Rear
- Close To Local Amenities, Transport Links & Motorway Access
- Situated In A Quiet & Well Sought After Location
- Gas Central Heating & Double Glazing Throughout
- Off Road Parking and Detached Garage
- A Must See!!! To Appreciate Size, Location & Charm Of Property

# 18 Hillside Crescent

, Bury, BL9 6PZ

**\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED\*\*SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION\*\*GARDENS TO FRONT & REAR\*\*GARAGE & DRIVEWAY PARKING\*\*Charles Louis Homes are pleased to bring to the market this well presented three bedroom semi detached, located in a well sought after area. The property is situated close to local amenities, transport links, motorway and parks.**

The property in brief comprises of hallway leading of to open plan living room and dining room, kitchen and pantry. To the first floor are three bedrooms and family bathroom. The property benefits from gas central heating and double glazing through out.

The property also benefits from gardens to front and rear, driveway parking and garage. A must see!!! To appreciate size, location and charm

## Hallway

5'3 x 7'9 (1.60m x 2.36m)

Composite double glazed door to front elevation, gas central heating radiator, centre ceiling light, access to downstairs living accommodation and stairs to first floor

## Living Room

11'2 x 11'7 (3.40m x 3.53m)

uPVC double glazed window to front elevation, gas central heating radiators, centre ceiling light and access through to dining room and kitchen.



## Alternative View



## Dining Room

11'2 x 10'1 (3.40m x 3.07m)

Double glazed french patio doors to rear elevation with access to rear and overlooking gardens, centre ceiling light, gas central heating radiator and access to kitchen.



## Kitchen

8'2 x 11'4 (2.49m x 3.45m)

UPVC double glazed window, range of high gloss wall and base units with quartz worktops, integrated oven with four ring gas hob and extractor hood, tiled splashback, inset sink with mixer tap and integrated draining ridges, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, doors to understairs storage, pantry and UPVC double glazed frosted door to side elevation.



## Alternative View



## First Floor

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

## Bedroom One

9'2 x 10'10 (2.79m x 3.30m)

UPVC double glazed window, central heating radiator and fitted wardrobes.



## Bedroom Two

11'4 x 10'0 (3.45m x 3.05m)

UPVC double glazed window and central heating radiator.



## Bedroom Three

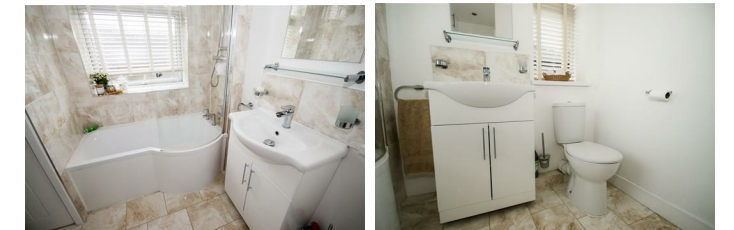
7'11 x 7'9 (2.41m x 2.36m)

UPVC double glazed window and central heating radiator.

## Bathroom

7'11 x 8'0 (2.41m x 2.44m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, part tiled elevations, tiled flooring and door to linen closet housing Biasi boiler.



## Rear Garden

Laid to lawn garden with paving, bedding areas, wood chippings and access to detached single garage.

## Alternative View



## Garage

## Front External

Bedding areas and driveway parking.